

AVAILABLE NOW



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leftfield
Corby



TO LET

NEW SELF-CONTAINED INDUSTRIAL/DISTRIBUTION UNIT

43,432 sq ft (4,035 sq m)

SAT NAV: NN17 5DY



what3words

OWNERS.WAVING.UNITS

OVERVIEW

Leftfield Corby comprises a brand new high specification industrial/distribution unit totalling 43,432 sq ft.

The unit, which has been speculatively built, benefits from a high specification, is self-contained, and available for immediate occupation.

NEARBY OCCUPIERS



CORBY POPULATION - 62,000

POPULATION AGED 25-39 - 23% (VS 20.3% OF ENGLAND)

**LIVING WITHIN 10KM OF WORK - 51.3%
(VS 35.4% NATIONALLY)**

LEVEL 1/2/3 QUALIFICATIONS - 44% (VS 39.9% IN ENGLAND)



**ECONOMICALLY
ACTIVE - 62.8%
(VS. 57.4% IN ENGLAND)***

**CORBY WEEKLY PAY - £469
(VS NATIONAL AVERAGE OF £603)***

***ONS JUNE 23**

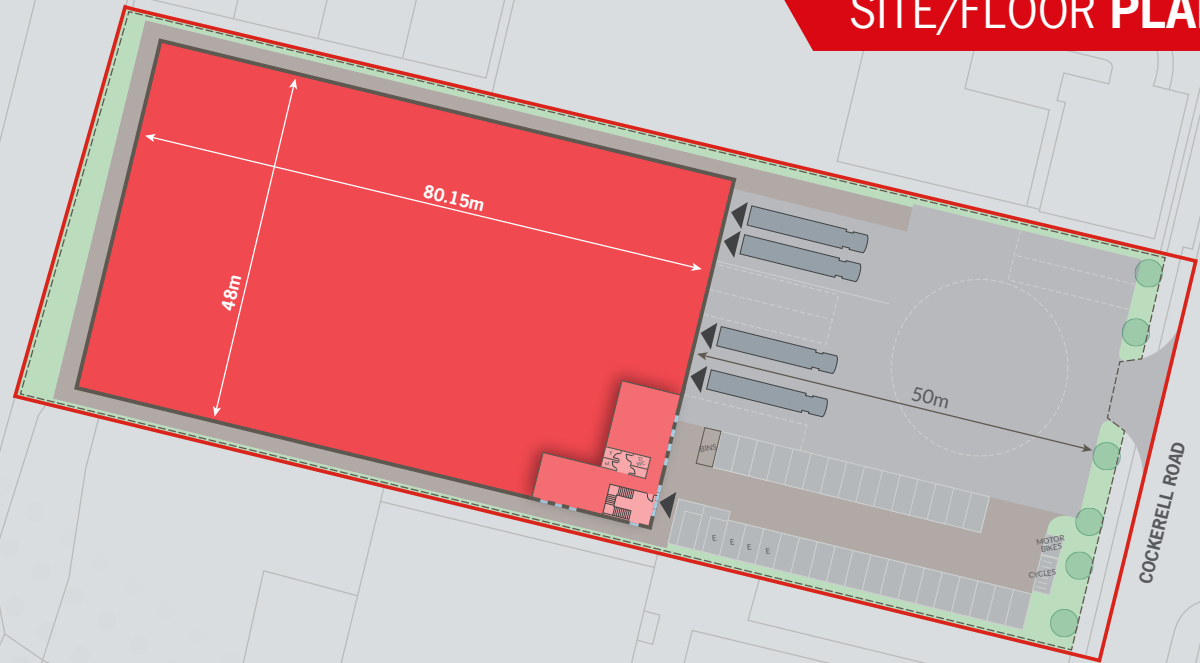


**14.9% ARE
PROCESS/PLANT OR
MACHINE OPERATORS
(VS 6.9% OF ENGLAND)**

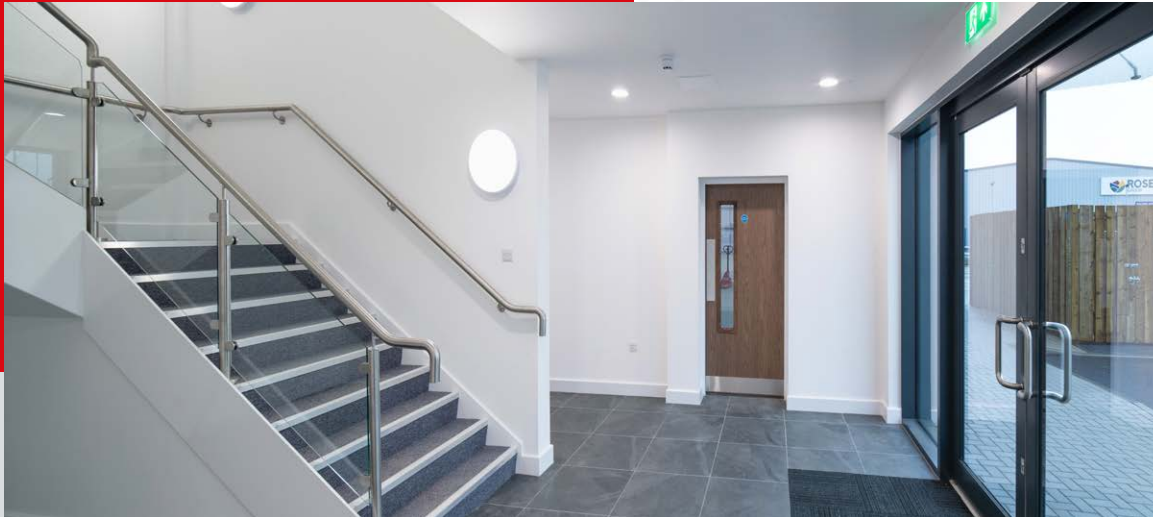
ACCOMMODATION

FLOOR	DESCRIPTION	GIA SQ FT	GIA SQ M
First	Office	2,083	193.5
Ground	Warehouse	40,815	3,791.8
	Office	534	49.6
Ground Floor Total		41,349	3,841.4
OVERALL TOTAL		43,432	4,034.9

SITE/FLOOR PLAN



FEATURES



BREEAM Rating
'Very Good'



Floor Loading
50 kN/sq m



9m Eaves
Height



220 kVA Three
Phase Power



LG3 Lighting
to Offices



FEATURES



Secure
Yard



2 Dock and 2 Ground
Level Loading Doors



PV Panels
Installed



34 Car Parking
Spaces

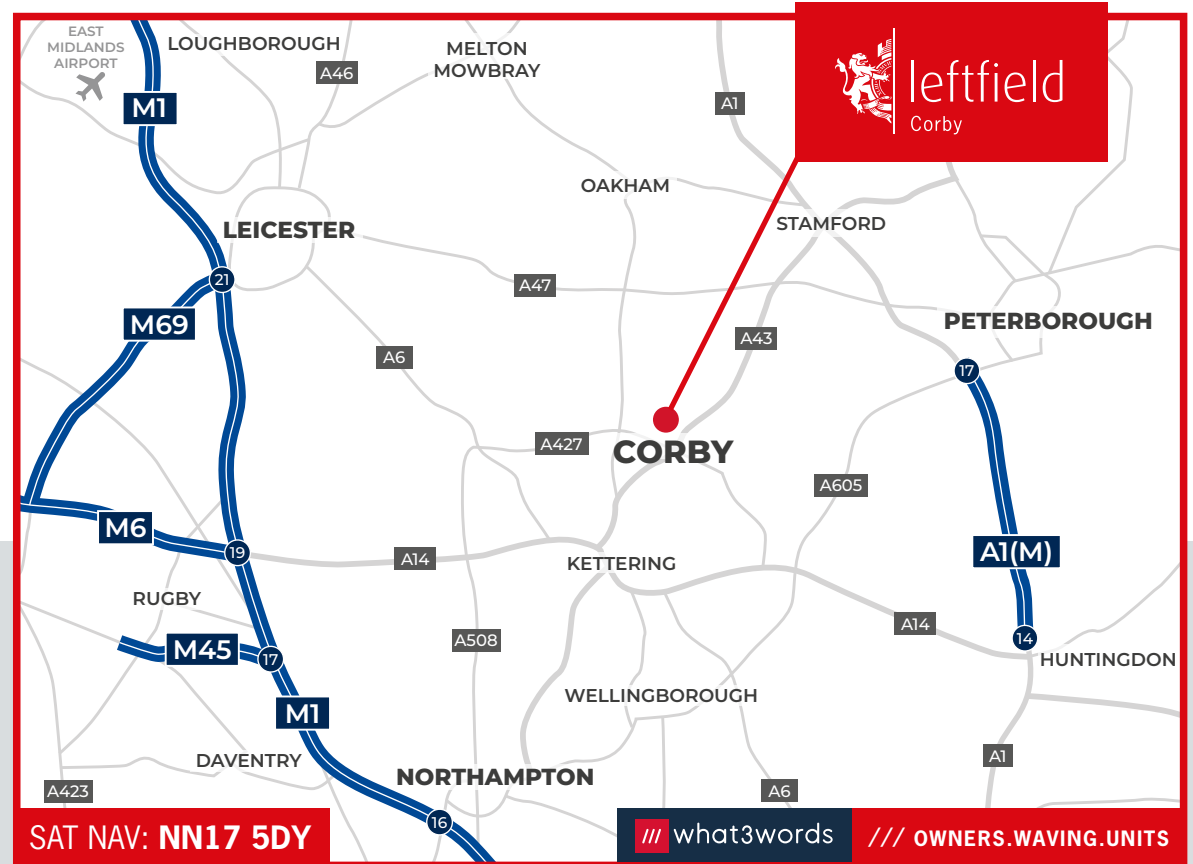


4 Electric Vehicle
Charging Points



LOCATION

Located on Cockerell Road, Corby, Leftfield is situated in an established commercial location with occupiers including Wickes and Rose Building Supplies. The location provides strong links with the local, regional and national road network with access to the M1 / A1(M) via the Phoenix Parkway and the A43 / A14.



EPC

The premises has an Energy Performance Certificate Rating of A.

TERMS

The unit is available on a Full Repairing and Insuring Lease, for a term of years to be agreed. Further information is available on request.

VAT

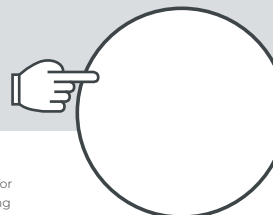
This unit has been elected for VAT.



DESTINATIONS



CLICK HERE



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