

UNITS 8, 9 & 10 OMEGA COURT

CENTRIX BUSINESS PARK • CORBY • NN17 5DP

TDB
Real Estate

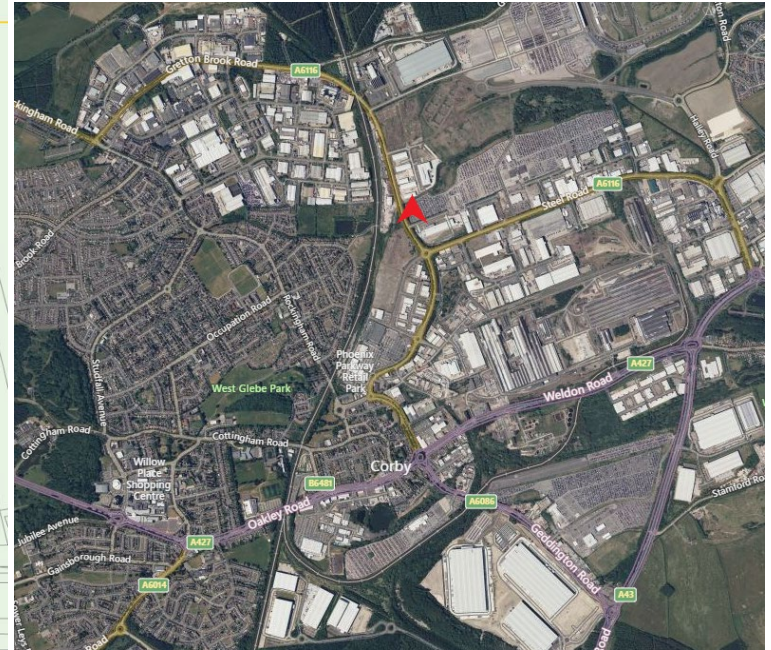
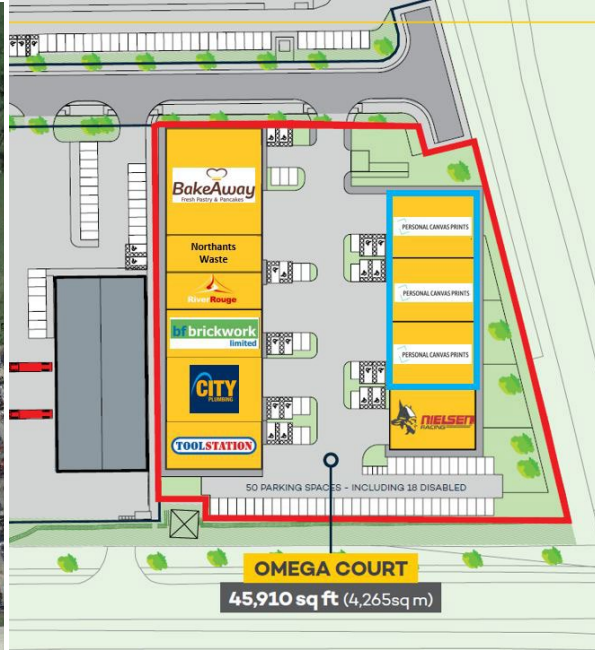


4,584, 9,188 or 13,772 sq ft
PRIME NEW BUILD INDUSTRIAL/TRADE
COUNTER INDUSTRIAL UNITS

TO LET

BUILDINGS OF 4,584 SQ FT, 9,188 SQ FT OR 13,772 SQ FT AVAILABLE

- Corby's Premier Trade Counter Location
- High specification units with min eaves height of 6m
- Large circulation areas and generous parking allocations
- Available by way of a New FRI Lease



Location

Omega Court at Centrix Business Park is located on the Willowbrook Industrial Estate in Corby.

Corby is very well located in the heart of the 'Golden Triangle' and the national road network is easily accessible. Predominantly

dual carriageway access is provided to the A14 via the A43/A45/A6003. The A14 is approximately 10 miles from the site with a journey time of approximately 15 minutes. The A14 provides direct access to the M1/M6 to the west at Catthorpe Interchange and the A1/M11 to the east.

Corby has a mainline train station providing a regular direct service to London St Pancras International with a journey time of approximately 1 hour and 15 minutes.

Description

The units provide trade counter / industrial / warehouse buildings of 4,584, 9,188 or 13,772 sq ft available.

The units benefit from the following specifications / facilities:

- 6m minimum eaves
- Access via an up and over loading door
- 3 phase power and gas
- WC facilities
- Large loading/car parking areas

Nearby Occupiers

Omega Court - Toolstation & City Plumbing

Centrix Business Park – MKM, Screwfix, Crown Paints, HSS Hire

Nearby – Travis Perkins, BED Electrical, Jewson, Wickes, Rose Group, Plumb Centre, Howdens.

Service Charge

Each unit is responsible for paying a contribution towards the upkeep of maintaining the communal areas by way of a service charge. Full details and costings are available upon request.

Accommodation

	Sq Ft	Sq M
Units 8, 9 & 10	13,772	1,279
Units 9 & 10	9,188	853.6
Unit 8	4,584	425.9

The property areas are expressed on an approximate gross internal basis.



Terms

The properties are available by way of a new full repairing and insuring lease on the following quoting terms:-

Units 8, 9 & 10 combined - £117,000 per annum exclusive
Units 9 & 10 combined - £80,500 per annum exclusive
Unit 8 - £41,250 per annum exclusive

VAT

The incoming tenant will be responsible for the payment of any VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

EPC

All units have an EPC rating of A. Certificates available upon request.

Business Rates

The units have still to be assessed for Business Rates purposes. Interested parties are invited to make their own enquiries of the Rating Authority in respect of the business rates payable for the individual units.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/

Viewing

Viewing and further information via the joint sole agents:



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