



# NEW SELF CONTAINED INDUSTRIAL / DISTRIBUTION UNIT

43,300 sq ft (4,023 sq m)

AVAILABLE // SEPTEMBER 2023

SAT NAV: **NN17 5DY**

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OWNERS.WAVING.UNITS

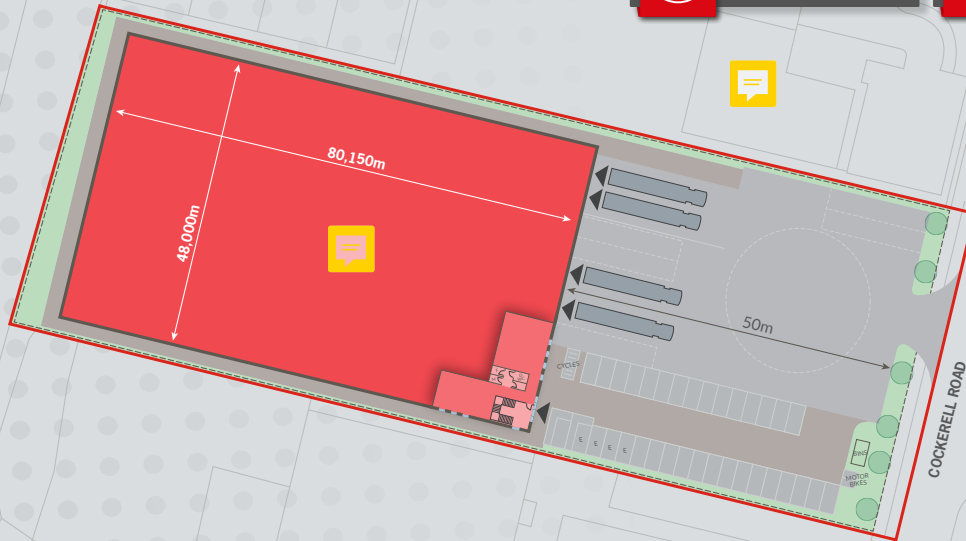
# OVERVIEW

Leftfield Park Corby will comprise a brand new high specification industrial/distribution unit totalling 43,300 sq ft. The unit will be self contained and speculatively built with anticipated delivery in September 2023.

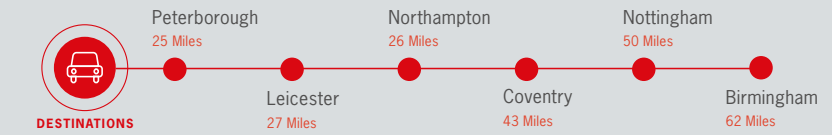
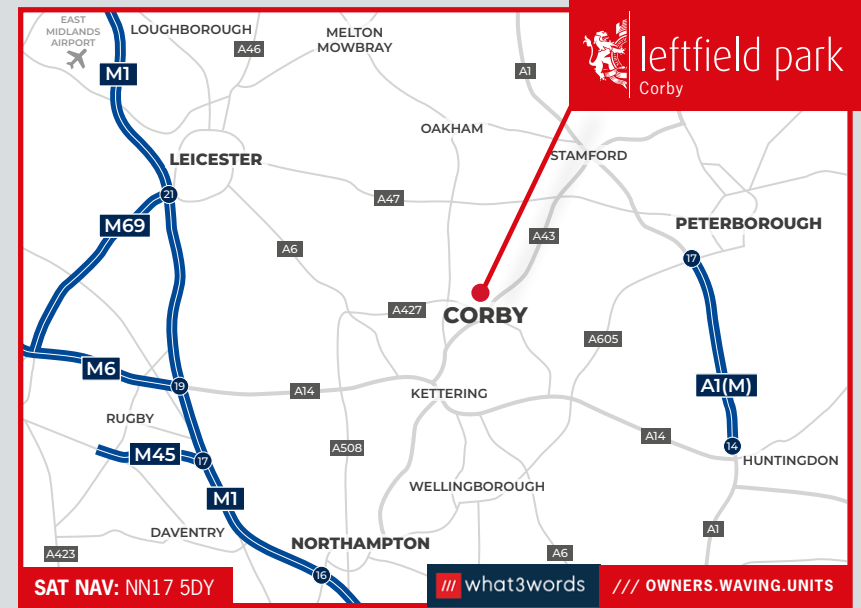
Located on Cockerell Road, Corby, Leftfield Park is situated in an established commercial location with occupiers including Wickes and Andrews Building Supplies. With access to the M1 / A1 via the Phoenix Parkway and the A43 / A14.

# SPECIFICATION

- Floor Loading 50 kN/sq m
- 220 kVA Three Phase Power
- 2 Dock and 2 Ground Level Loading Doors
- 9m Eaves Height
- LG3 Lighting to Offices
- Secure Yard
- 4 Electric Vehicle Charging Points
- 34 Car Parking Spaces



# LOCATION



Source: Google Maps

# ACCOMMODATION

| UNIT                   | SQ FT         | SQ M           |
|------------------------|---------------|----------------|
| Warehouse / Production | 40,800        | 3,790.4        |
| Ground Floor Office    | 500           | 46.5           |
| First Floor Office     | 2,000         | 185.8          |
| <b>TOTAL</b>           | <b>43,300</b> | <b>4,022.7</b> |



Images shown of Leftfield Walsall

Proposed Gross Internal Areas

## TERMS

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

## EPC

The premises have a target Energy Performance Certificate Rating of A.

## PLANNING

The unit has planning permission for B2 (General Industrial) & B8 (Storage and Distribution) uses.

## VIEWING

Please contact our joint Letting Agents.

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