



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhtretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE

TO LET

HIGHLY PROMINENT RETAIL WAREHOUSE
(or warehouse subject to planning)

(27,000 sq. ft.)

CRONIN ROAD
CORBYP
NN18 8AG



Corby

Corby is an established town located in the heart of the East Midlands, approximately 23 miles north east of Northampton and 25 miles west of Peterborough.

The town benefits from excellent road and rail connectivity. It is a strategic national distribution centre and the area acts as a major hub, covering 80% of the UK population within a 4½ hour drive. The A43 dual carriageway links Corby to the A14 leading to the Midlands and the port of Felixstowe.

The town has excellent retail credentials having witnessed 30% population growth since 2001, and the average weekly spend per household within a 20 minute drive is £320. It has a catchment of 171,000 within a 20 minute drive, and 81% of households within a 20 minute drive have access to a car.

Location

The property is situated in a highly prominent location at the junction of Cronin Road with the A43 approximately 1 mile to the east of Corby Town Centre. Cronin Road is the main entrance to the South Weldon Industrial Estate.

The property is also within 1 mile of Weldon Park – a new Persimmon development providing 1,000 homes.



Retail Warehouse Provision in Corby

Corby benefits from very low competition both within the town and the surrounding area.

Large retail provision comprises - B&M – 27,650 sq.ft., Wickes – 20,230 sq.ft., Asda – 95,000 sq.ft., Phoenix Centre – M&S, Iceland, Boots, Superdrug and Matalan – 118,280 sq.ft., Tesco – 113,300 sq.ft., and Oasis Retail Park – Home Bargains, Farmfoods, Argos and Cancer Research – 35,250 sq.ft.

Description

The property comprises a purpose-built retail warehouse providing a gross internal floor area of 27,028 sq. ft., together with parking for 98 cars.

It is of steel portal frame construction, with internal and external brick walls to a height of 8 feet with coated metal cladding over. The roof is insulated cladding with translucent roof lights.

The eaves height is 18' 6". Internally the building has a concrete floor - with thermo plastic tiles in the retail area, fluorescent strip lights, and both radiant strip and blower heating. An area has been partitioned to provide a loading/unpacking bay, and there is a small office area (968 sq. ft.) at first floor level.



Rateable Value

The property has a Rateable Value of £122,000.

Qualifying retail businesses currently benefit from a 75% reduction in Business Rates payable.

Planning/Use

The building has planning permission for open retail use with the exception of food.

The property is also ideally suited for use as a warehouse, subject to planning.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

The commencing rent is £225,000 per annum exclusive.

EPC Rating

EPC is available on request.

VAT

The property has been registered for VAT and Value Added Tax will be payable on the rent and any other payments due under the lease.

Viewing

Strictly by prior arrangement with the sole letting agents:

David Thompson

Rowley Hughes Thompson

Tel: 0121 212 7803

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Dated – November 2024

