

INDUSTRIAL TO LET

Cronin Courtyard

Corby, NN18 8AG



Key Highlights

- Warehouse/industrial Unit
- Also benefitting from planning permission for retail use
- Office located on first floor
- Excellent road connections
- To be refurbished shortly
- 5.58m eaves
- Large car park and secure yard area
- Total site area of 2.31 acres

Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

savills.co.uk

savills

DESCRIPTION

The property comprises a purpose-built retail / warehouse unit.

It is of steel portal frame construction, with internal and external low level brick walls with coated metal cladding above. The roof is insulated cladding with translucent roof lights. The eaves height is 5.58m. There are two roller shutter doors.

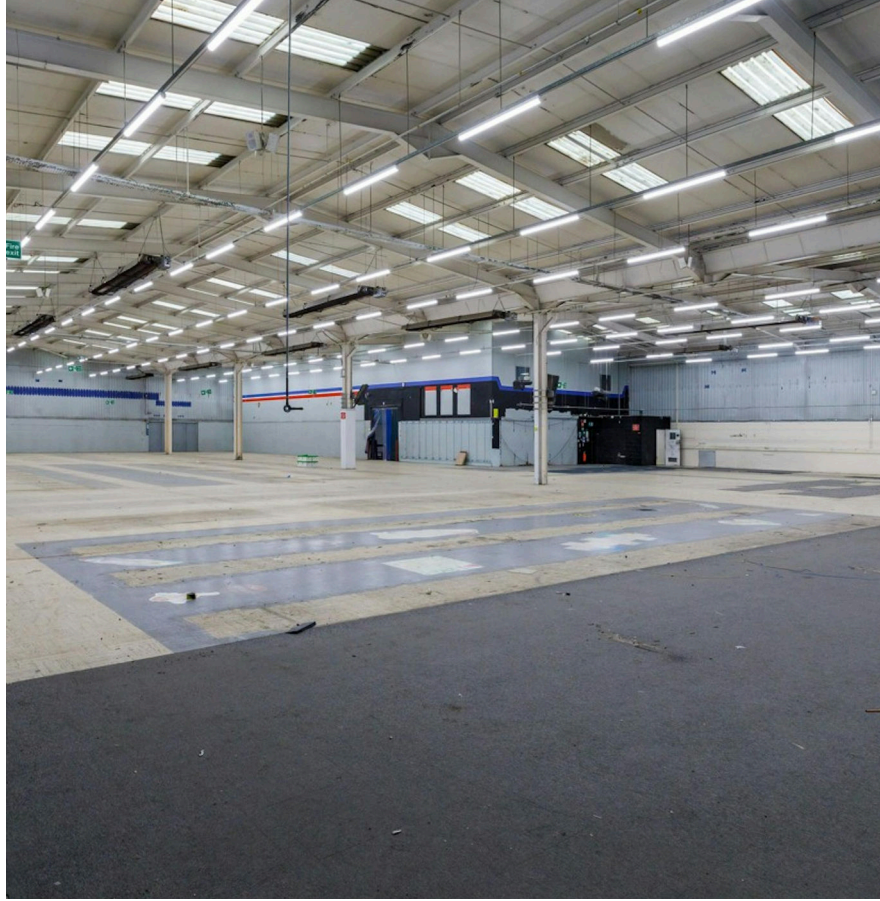
Internally the building has a concrete floor - with thermo plastic tiles in the former retail area. An area has been partitioned to provide a loading/unpacking bay, and there is a small office area (968 sq. ft.) at first floor level.

The property is to be refurbished shortly with a complete redecoration internally and externally, including making good the internal flooring.

ACCOMMODATION

The accommodation comprises the following areas:

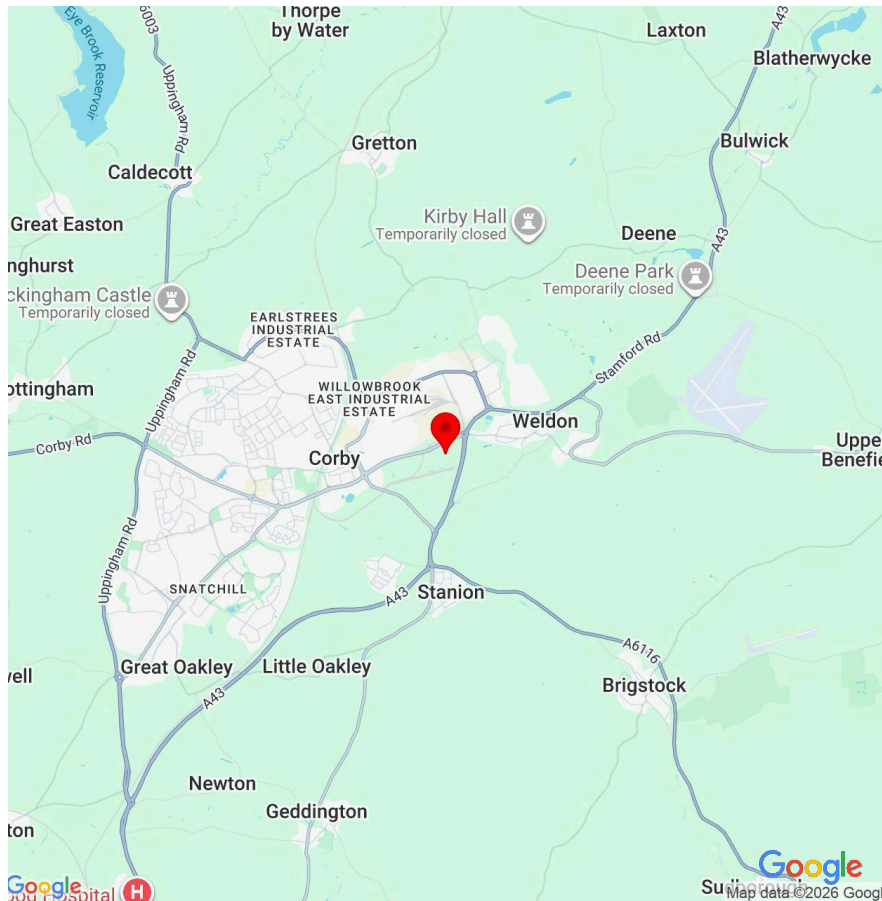
FLOOR AREA	SQ FT	SQ M
Unit	27,028	2,511



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.

Corby is a prominent town in North Northamptonshire, located in the East Midlands region of England. It lies approximately 23 miles northeast of Northampton and sits within easy reach of key regional centres. The town is well positioned for road travel, with good access to the A43 linking to Kettering and Northampton, and connections toward the A14 and wider motorway network, providing convenient routes across the Midlands and toward London and the East of England.



Stuart House
St John's Street
Peterborough, PE1 5DD

01733 344414

savills.co.uk

savills



VIEWINGS

Strictly with the joint agents Savills and Rowley Hughes Thompson (0121 212 7803).

TERMS

Available to let on terms to be agreed. Guide rent of £215,000 per annum on a full repairing and insuring (FRI) basis.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

BUSINESS RATES

The Valuation Office Agency website lists the property with a current rateable value of £149,000.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The unit currently has an EPC rating of D - pre-refurbishment and likely to see significant improvement.

SERVICE CHARGE

Not applicable.

PLANNING

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 (STP).

CONTACTS

For further information please contact:

Edward Gee BSc (Hons) MRICS

egee@savills.com
+44 (0) 7807 999 211
+44 (0) 1733 209 906

James Anderson MSc MRICS

james.g.anderson@savills.com
+44 (0) 7977 034 282
+44 (0) 1733 201388

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 19.03.2026