

CORBY HUB
202

**MIDLANDS LOGISTIC PARK
CORBY
NORTHAMPTONSHIRE
NN18 8ET**



TO LET

**NEW WAREHOUSE SPACE FROM 100,000 - 202,770 SQ FT (9,290 - 18,838 SQ M)
PLUS 7,500 SQ FT (696.8 SQ M) GRADE A OFFICES**

- 18M EAVES TO THE HAUNCH
- FITTED WITH LIGHTING AND SPRINKLERS
- 18 DOCK LEVELLERS
- 2 LEVEL LOADING DOORS
- 50M YARD
- RACKING CAN BE INSTALLED
- AVAILABLE JUNE
- BONDED WAREHOUSE OPTION
- FLEXIBLE LEASE TERMS FROM 12 MONTHS TO 5 YEARS

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LOCATION

The Midlands Logistics Park is located in Corby situated in the north of the county of Northamptonshire, approximately halfway between Northampton and Peterborough. The MLP has direct access to the A43 dual-carriageway that connects to the A14 giving excellent access to the country's motorway network connecting to the M6 and M1 to the west and M11 to the east.

DESCRIPTION

The available space will be located within a brand new, purpose built warehouse developed to institutional specification and offices to spec A specification.

- Warehouse fitted with lighting and sprinklers
- 1 level loading door
- 18m haunch height
- 18 dock levellers
- 2 level loading doors
- 50m yard
- Up to 187 car parking spaces
- FM 1 floor
- Racking can be installed
- Option to use mezzanine

ACCOMMODATION

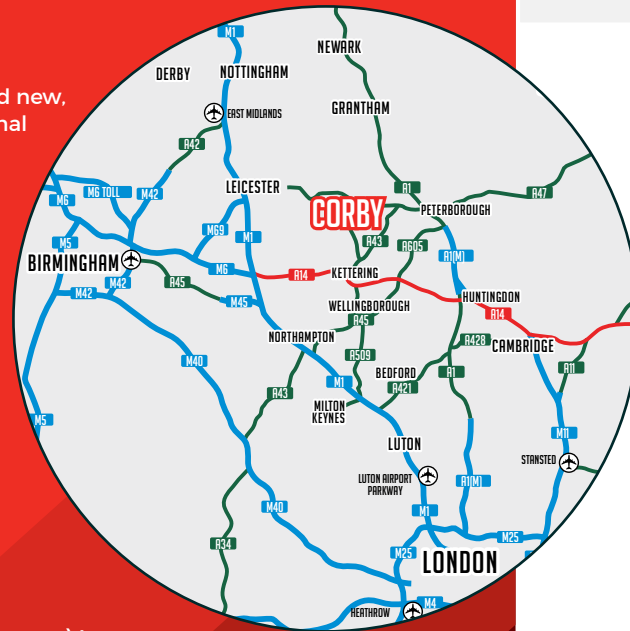
Warehouse space from 100,000 sq ft (9,290 sq m) to 202,770 sq ft (18,837.9 sq m).

EPC

The property is being constructed to achieve a minimum BREEAM rating of Very Good / A Rating.

BUSINESS RATES

The property is not currently assessed for business rates. A new assessment will be made once the building has been completed.



TERMS

The property is available on a sub-lease from the existing tenant on flexible terms from 12 months up to 5 years at a pro rata rent from £5.50psf exclusive - subject to final fit out to be agreed. All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party are to bear their own legal costs in respect of this transaction.

VIEWING

To view or for further details please contact the joint sole agents.



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