

PROMINENT DEVELOPMENT OPPORTUNITY **FOR SALE**

COCKERELL ROAD **CORBY**
NORTHANTS NN17 5DU



// SITE AREA: 7.62 ACRES (3.084HA)

// PROMINENT, WELL-LOCATED SITE

// AREA OF MIXED USES; RETAIL, OFFICES, INDUSTRIAL AND WAREHOUSING,
TRADE COUNTER AND MOTOR DEALERSHIPS

COCKERELL ROAD | CORBY | NORTHANTS | NN17 5DU



DESCRIPTION

Prominently positioned on the junction of Phoenix Parkway, Steel Road and Cockerell Road where the principle access is from. The site has a gross area of 7.62 acres (3.08 ha). The ground was previously quarried and backfilled so comprises made up ground. There are two service corridors traversing at the site.

More information on these items is available from the Agents and from the Data Room. Access can be provided on request.

PLANNING

Corby Borough Council has now merged with East Northants Kettering and Wellingborough to form North Northamptonshire Council. The subject site was allocated in the adopted local plan as part of the Phoenix Parkway Industrial Estate highlighted for B1, B2 and B8 employment use. It is referred to in that plan as site E6 (Manton Park). North Northamptonshire Council have recently adopted its part 2 local plan which reaffirms the original policy.

Planning was granted as at 3rd August 2020 for the construction of two buildings for vehicle refurbishment and ancillary offices (use classes B1 and B2) together with external car storage area (Use class B8) and with associated service yards, landscaping, and drainage infrastructure. Under planning reference 19/00363/DPA.

LOCATION

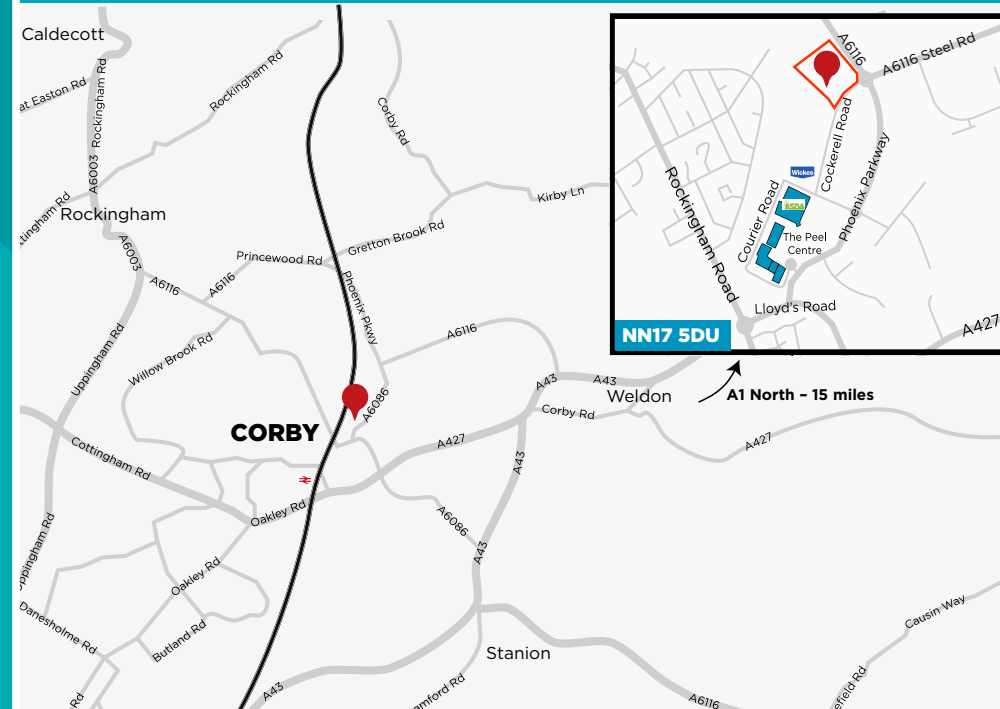
Corby has been identified as an important component within the Milton Keynes and South Midlands growth area. With an existing population of 73,816 (2020). Population growth is scheduled to go above 130,000 by 2031.

Corby is now an established strategic industrial and distribution location at the very heart of the East Midlands. Major investment in surrounding roads means that 80% of the UK population is within a 4.5 hour drive time of the town.

Occupiers in the surrounding employment areas demonstrate its strategic importance. These include household names such as Weetabix, RS Components, Smyths Toys, Wm Morrisons, Europa Worldwide, Bosch Siemens Home Appliances and Matalan.

TRAVEL DISTANCES

| | |
|----------------|----------|
| A14 Junction 7 | 7 miles |
| Kettering | 10 miles |
| A1 (M) | 21 miles |
| M1 Junction 15 | 28 miles |
| M6 | 28 miles |
| M40 | 51 miles |
| M25 | 69 miles |



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TENURE

The site is to be sold freehold with vacant possessions subject to deed of grant for easement corridors. It is intended that the premises will be sold by way of an informal tender.

A data room is available. Access upon request.

VAT

The property has been elected for VAT.

ANTI-MONEY LAUNDERING

Any prospective purchaser will need to be verified for Anti-Money Laundering purposes prior to a sale been agreed.

DATA ROOM

A data room is available and access will be provided upon request.

CONTACT



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