

INDUSTRIAL UNIT – TO LET (MAY SELL)

6,542 Sq.Ft.

Unit 7, Omega Court, Phoenix Parkway, Corby, NN17 5BF



DESCRIPTION

AREA	Sq.Ft.
Ground floor warehouse	4, 605
Mezzanine	1,937
Total GIA	6,542

Outside: End-of-terrace unit facing road, assigned parking for 9.

Ground floor: Electric roller door + pedestrian door, central floor area, work bays, WC and kitchen areas, enclosed room.

Mezzanine: 2x access stairs, 2x office rooms, 1x board room, 1x store room + general storage area.

Services: Mains water, 3-phase power, main drains.

EPC: to follow.

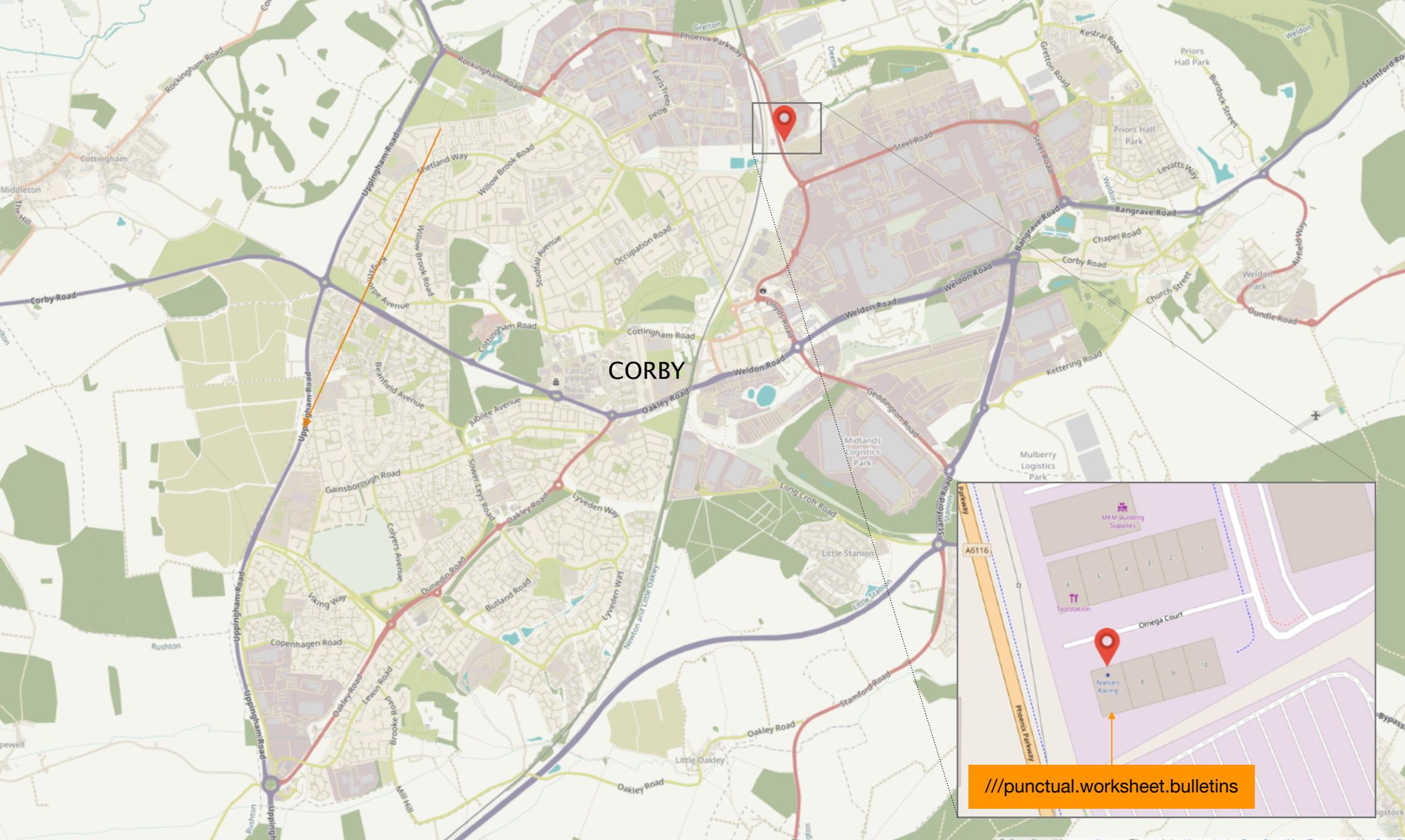
Planning: Permitted use is B2 or B8 with ancillary B1(a) use.

Rent: £50,500/yr + VAT

Service Charge: £1700/yr, no VAT, paid quarterly.

Estate occupiers: include Bakeaway, Screwfix, HSS, Crown Paints, Rexel, Larsson, Eurocell, Deichmann and MKM Building Supplies.





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