



FOR SALE

148,818 SQ FT

PRIME PRODUCTION / WAREHOUSE UNIT

19 - 21, BRUNEL ROAD, CORBY, NN17 4JW

19-21 BRUNEL ROAD, CORBY

DESCRIPTION AND PLAN

OVERALL SITE SIZE **6.02 ACRES**



	UNIT 1	UNIT 2	UNIT 3
in Mts	5.5 → 7.2	6.7 → 10	6.0 → 7.4 8.1 → 9.4

EPC rating of D, score of 96

5 level access doors

Electrics - 1.2 MVA
Gas - 11 MWh

13,375 sq ft office/labs/stores/mezz

DESCRIPTION	SQ FT	SQ M
UNIT 1*	77,598	7,208
UNIT 2	24,607	2,286
UNIT 3**	43,330	4,025
External 1 + 2	3,283	305
TOTAL	148,818	13,824

* includes c.10,600 sq ft of offices & mezzanine

** includes c.2,775 sq ft offices/labs & stores



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PROPOSITION

- **Freehold sale** of warehouse and offices of 148,818 sq. ft. on site of 6.02 acres
- Euramax will simultaneously **leaseback** c.77,600 sq. ft. (see below for terms)
- Remaining units (c.70,000 sq ft) sold with vacant possession; expected rental income of c.£315,000 p.a. when let
- Guide price **£10,500,000** (ten million, five hundred thousand UK pounds)

LEASEBACK TERMS

- **Lease term** - 10 year lease with 5 year break option
- **Rent review** - 5 yearly upward only, linked to the retail price index
- **Rent** - £375,000 per annum
- **Parental guarantee** - Euramax NL to provide PG for tenant, Euramax Corby Ltd
- **Repairing liability** - Euramax Corby Ltd to take a FRI (full repairing and insuring lease)



PROPERTY DATA

- **Planning** - B2 / B8 (subject to confirmation)
- **Rateable Value** - £295,000 (<https://tinyurl.com/4v9da6pp>)
- **Legal costs** - each party to bear their own
- **Services** - all mains services are connected and operational
- **VAT** - is applicable and will be added to purchase price
- **EPC** - the rating is D (March 2022)

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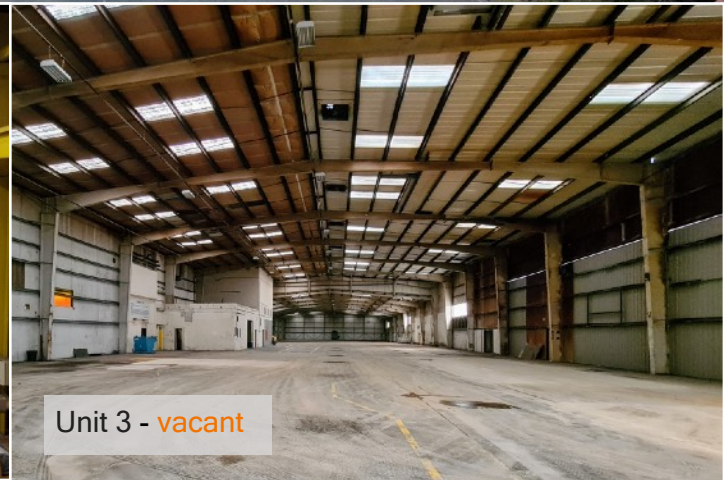
GALLERY



Unit 1 - occupied by Euramax



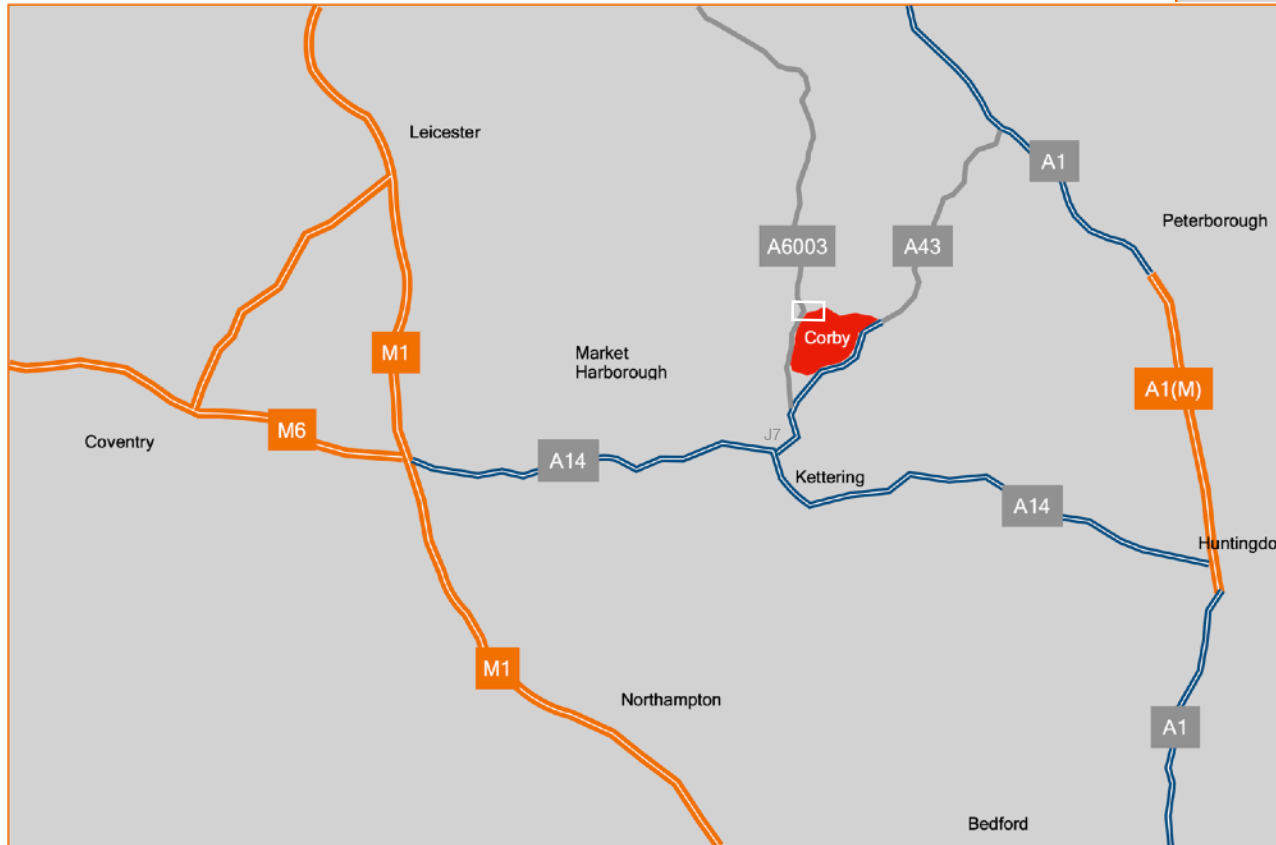
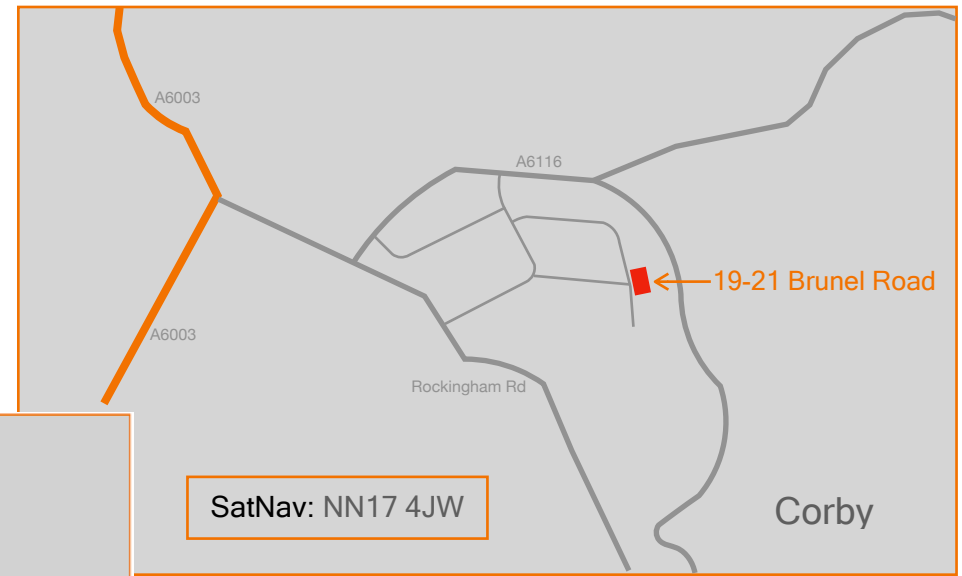
Unit 2 - vacant



Unit 3 - vacant

LOCATION

- Brunel Road is within the established Earlstrees Industrial Estate
- Good access to the A6003
- 13 km to Junction 7 of A14
- M6 & M1 are 30 km east from J7 on A14
- A1 is 39 km west from J7 on A14



FURTHER INFORMATION



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