

FOR SALE

WELDON ROAD, CORBY, NN17 5UE

UP TO 16.85 ACRES OF INDUSTRIAL LAND

CONSENTED. WELL LOCATED. EXCELLENT ACCESS



site outline is indicative

DESCRIPTION

CORBY OVERVIEW

Corby is already recognised as a prime distribution location, being home to such companies as Matalan, Morrisons, Sainsbury's, Weetabix, Avon, Eddie Stobart and Bosch Siemens.

Corby's central location and excellent strategic road connections has made it a centre for the logistics (B8) industry with substantial increase in the stock of buildings over the last 10 years.



site outline is indicative

PROPOSAL

Formerly, the HQ site of Corby's world famous steelworks, the current owners have used the location for the storage of plant and machinery for their own construction business.

Following demolition of the existing steelworks HQ last year (including a 7 storey office block) and achieving B8 planning consent this year (May 22), the site is now available for sale or for Design and Build opportunities.



site outline is indicative

SITE

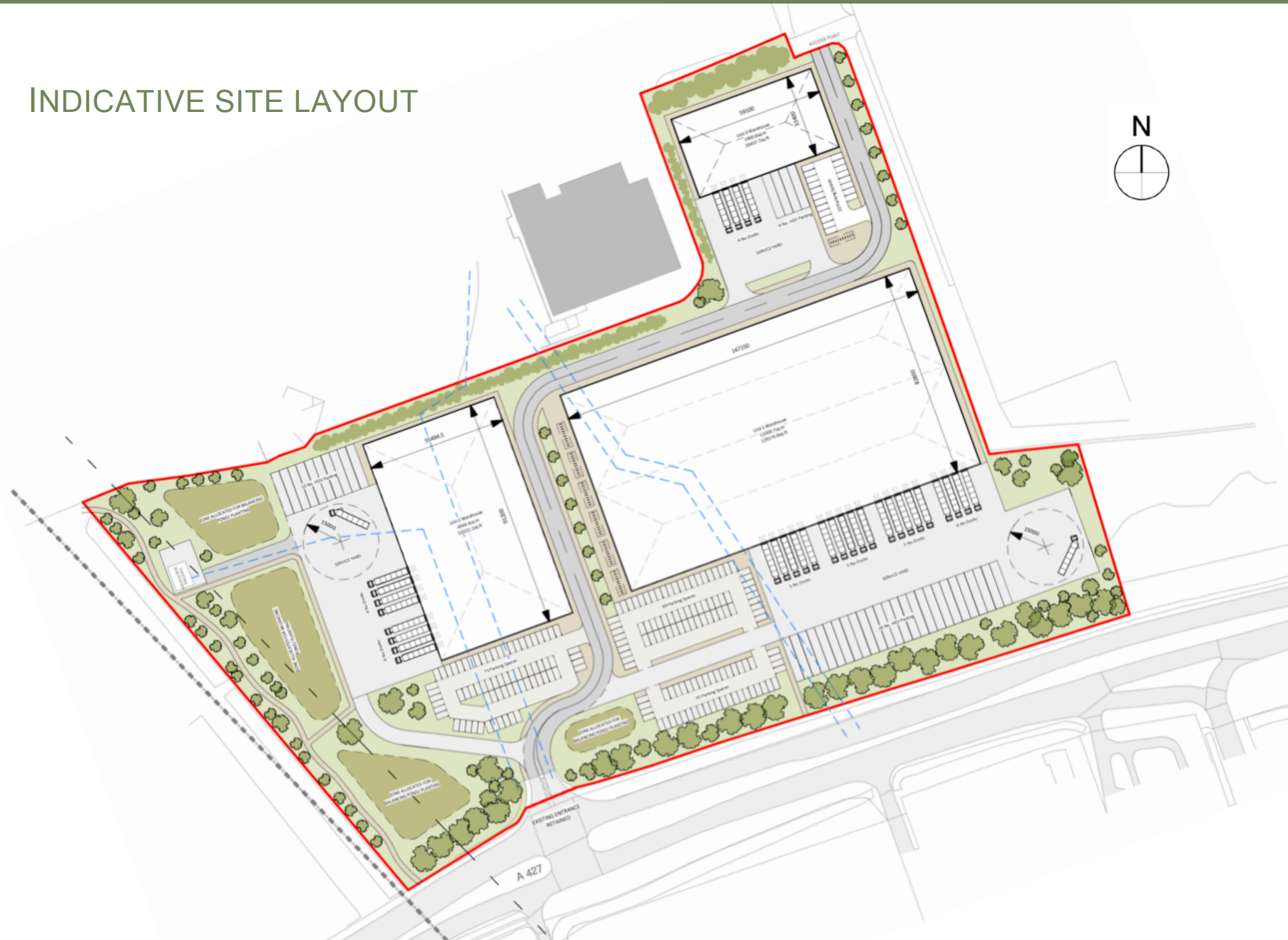
SITE SUMMARY

- ✓ 16.85 acres
- ✓ Prominent location
- ✓ 325m frontage to A427
- ✓ Broadly rectangular
- ✓ East-West c.340m
- ✓ North-South c.160m
- ✓ Services in situ

PLANNING SUMMARY

- ✓ Outline planning permission granted for B8 warehouse & logistics units
- ✓ For development of floor area of up to 275,000 sq.ft. across 3 or more units
- ✓ Up to 17.5m external height

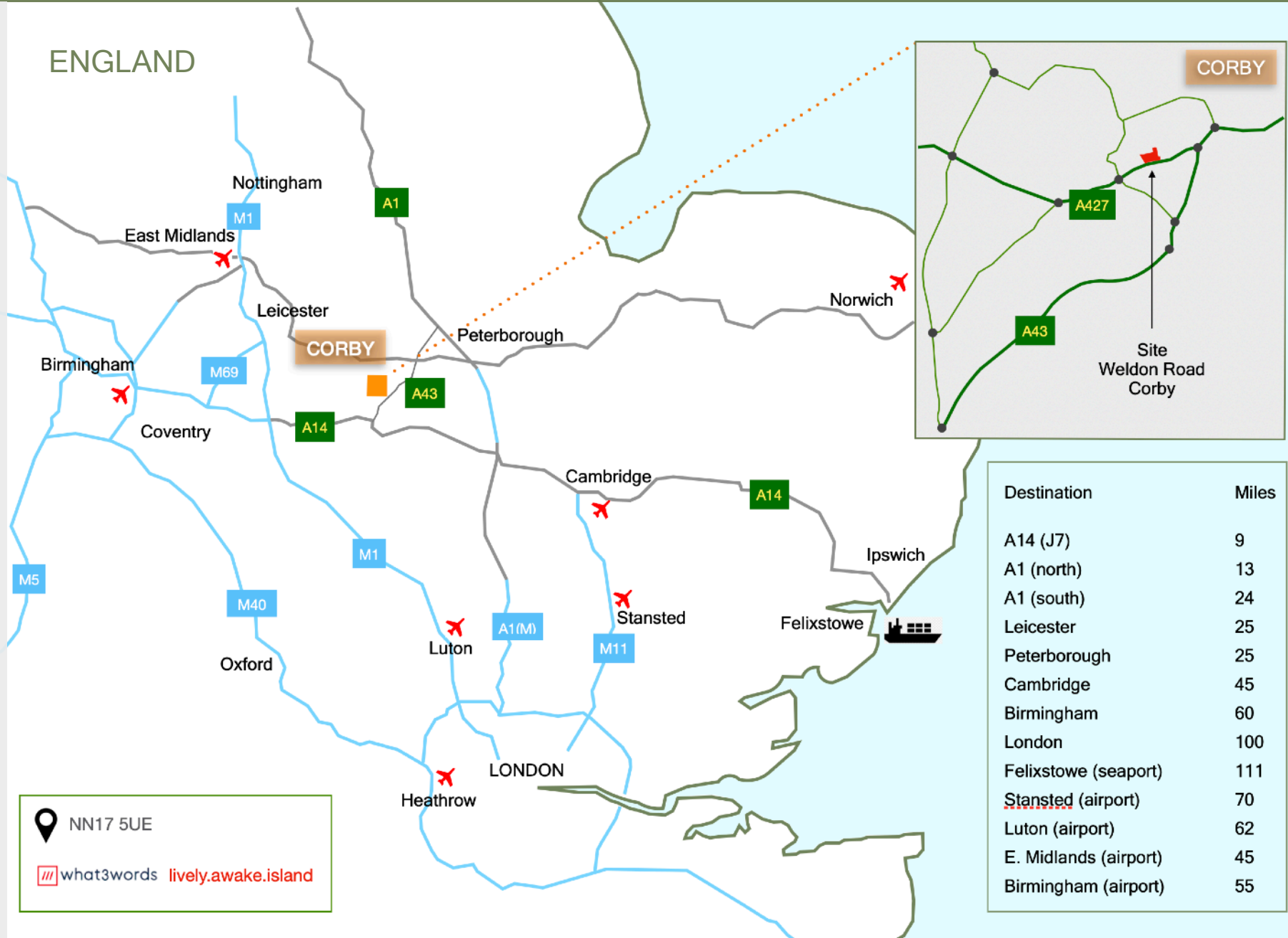
INDICATIVE SITE LAYOUT



LOCATION

SUMMARY

- ✓ Site is enveloped by well-established industrial estate
- ✓ Situated in a location that allows 24 hour operations
- ✓ Site has signalled controlled access to adjacent A427
- ✓ Site lies less than 1 mile from A43
- ✓ Fully duelled access between site and A14, junction 7
- ✓ Excellent access to the strategic road network



📍 NN17 5UE

what3words [lively.awake.island](https://www.what3words.com/)

Destination	Miles
A14 (J7)	9
A1 (north)	13
A1 (south)	24
Leicester	25
Peterborough	25
Cambridge	45
Birmingham	60
London	100
Felixstowe (seaport)	111
Stansted (airport)	70
Luton (airport)	62
E. Midlands (airport)	45
Birmingham (airport)	55

FURTHER INFORMATION



site outline is indicative

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