

ANOTHER DEVELOPMENT BY

FRENBURY PROPERTIES LTD

G **RETTON BROOK ROAD,**
EARLSTREES INDUSTRIAL ESTATE, CORBY



FOR SALE OR TO LET

**PRESTIGIOUS NEW DISTRIBUTION WAREHOUSE
OF APPROXIMATELY 38,900 SQ FT (826.83 SQ M)**

READY FOR OCCUPATION AUTUMN 2007

GRETTON BROOK ROAD, EARLSTREES INDUSTRIAL ESTATE, CORBY

LOCATION

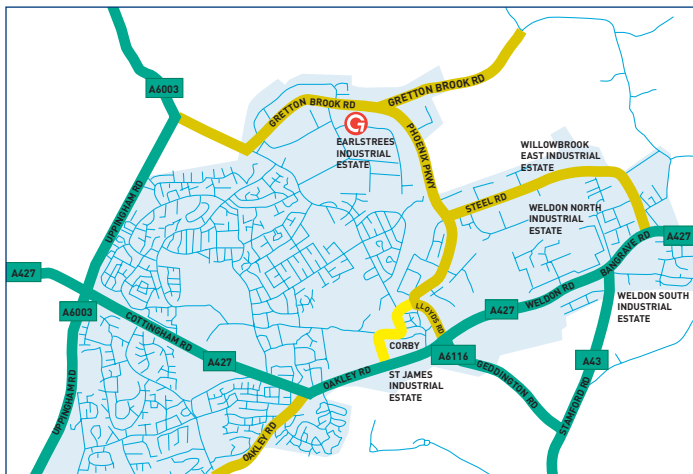
The site fronts onto Gretton Brook Road, which is one of the main estate roads that connects the Earlstrees Industrial Estate to the remainder of Corby and the local and regional road networks.

Earlstrees Industrial Estate is approximately 1 mile north of the town centre. Nearby occupiers include Avon Cosmetics, Weetabix, Aquascutum. Rockingham Motor Speedway is approximately 1 mile to the east of the site.

Road communications to the area are excellent and the premises has very good access to the A6003 road to Kettering as well as the A427 and A43.

The A14 (A1/M1 link road) is approximately 6 miles to the south of Corby with a drive time of approximately 15 minutes.

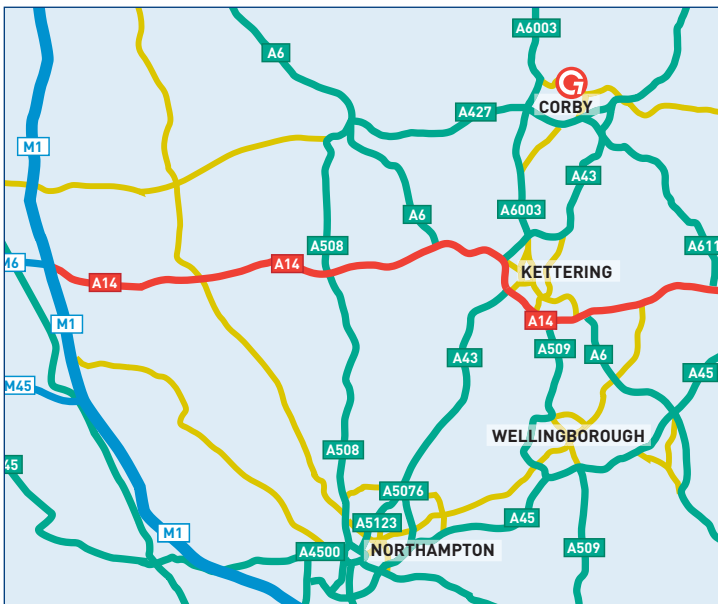
The A14 links the east coast ports with the countries motorway network including the M1, M6 and M11. The motorway network gives a catchment of 30 million people within a 2 hour drive time.



POPULATION INTO GROWTH

Massive new development is planned for the region as part of the government growth agenda. Within Corby, plans include the following:

1. Increasing the population by the provision of 20,000 houses by 2021.
2. Total refurbishment of the existing town centre including the provision of an additional 175,000 sq ft currently being undertaken by Land Securities Plc.
3. Proposals are currently being considered for the opening of a new railway station to be opened at Rockingham Road, Corby within close proximity of the property.



ACCOMMODATION	SQ M	SQ FT
Warehouse	3,400	36,600
Ground Floor Offices / Ancillary	106.83	1,150
First Floor Offices / Ancillary	106.83	1,150
TOTAL	826.83	38,900

- ### SPECIFICATION
- Solid concrete floor with 25Kn/m² floor loading
 - Minimum eaves height of 7.225m
 - 2,768 pallet spaces
 - 1 dock and 2 flat loading doors
 - Detached building with secure yard

DESTINATION

CORBY TO MANCHESTER	141.3 M
CORBY TO LONDON	87.4 M
CORBY TO BIRMINGHAM	60.1 M
CORBY TO LEEDS	118.6 M
CORBY TO HULL	111.6 M
CORBY TO FELIXSTOWE	111.9 M

TERMS

The property is available on a leasehold and freehold basis with terms available upon application.

LEGAL COSTS

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

FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS

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