

AVAILABLE NOW

 CLICK HERE



leftfield
Corby



TO LET

NEW SELF-CONTAINED INDUSTRIAL/DISTRIBUTION UNIT

43,432 sq ft (4,035 sq m)

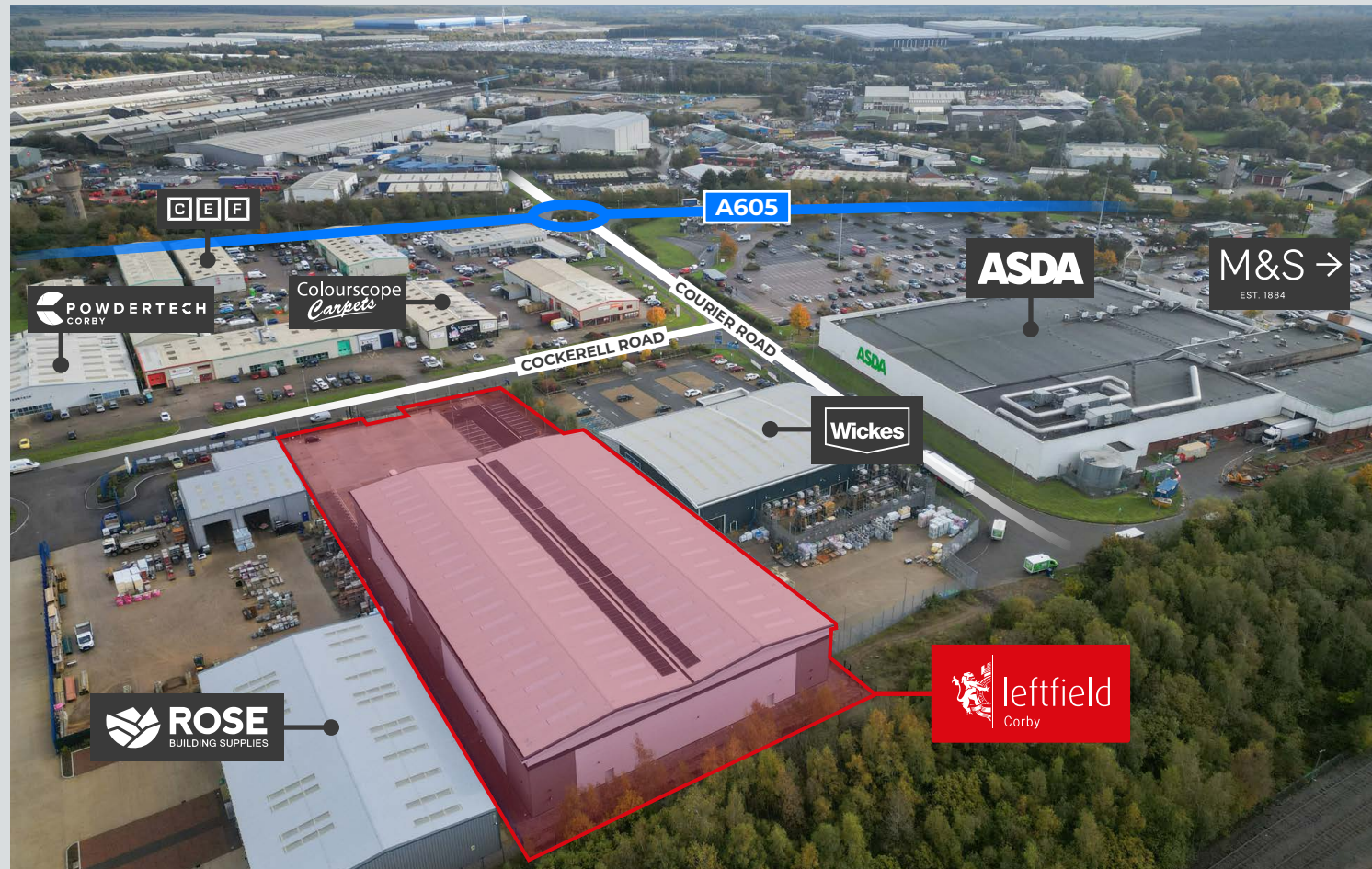
SAT NAV: NN17 5DY

OVERVIEW

Leftfield Corby comprises a brand new high specification industrial/distribution unit totalling 43,432 sq ft.

The unit, which has been speculatively built, benefits from a high specification, is self-contained, and available for immediate occupation.

NEARBY OCCUPIERS



CORBY POPULATION - 62,000

POPULATION AGED 25-39 - 23% (VS 20.3% OF ENGLAND)

LIVING WITHIN 10KM OF WORK - 51.3%
(VS 35.4% NATIONALLY)

LEVEL 1/2/3 QUALIFICATIONS - 44% (VS 39.9% IN ENGLAND)



ECONOMICALLY ACTIVE - 62.8%
(VS. 57.4% IN ENGLAND)*

CORBY WEEKLY PAY - £469
(VS NATIONAL AVERAGE OF £603)*

*ONS JUNE 23

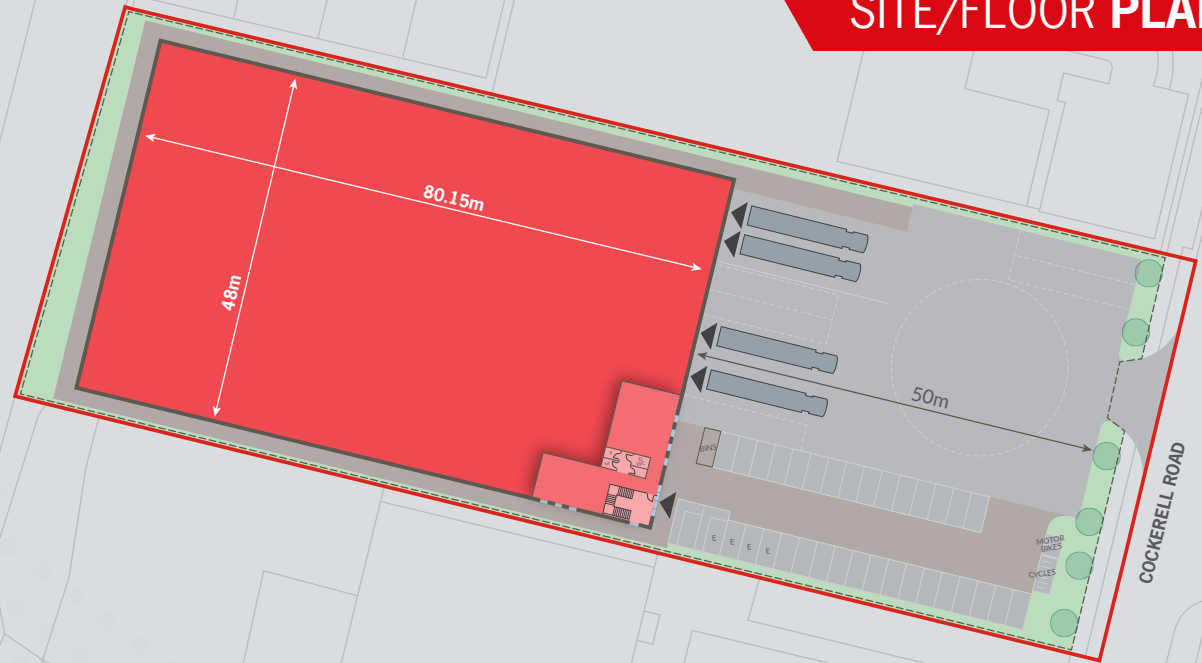


14.9% ARE PROCESS/PLANT OR MACHINE OPERATORS
(VS 6.9% OF ENGLAND)

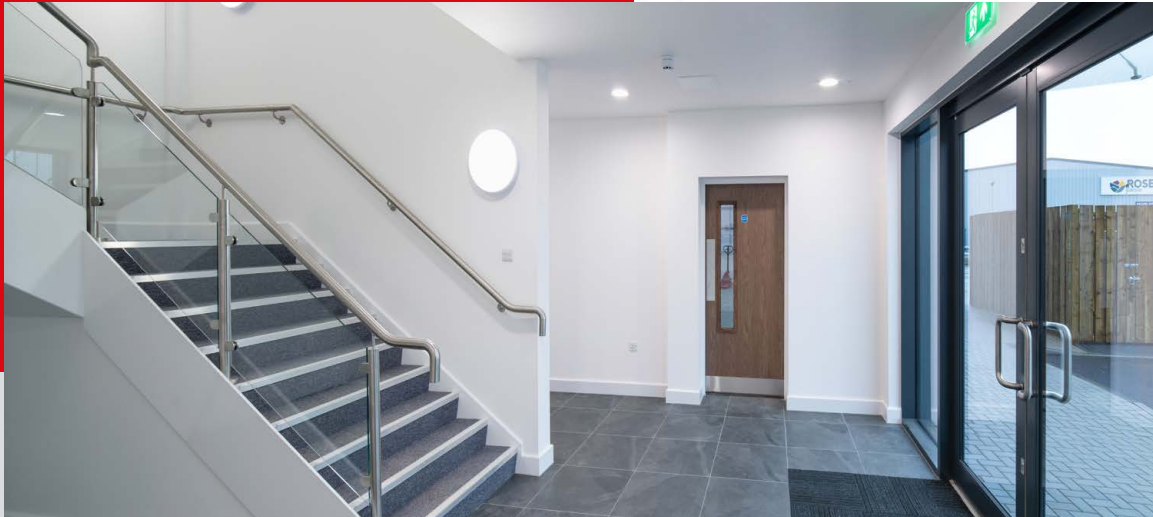
ACCOMMODATION

| FLOOR | DESCRIPTION | GIA SQ FT | GIA SQ M |
|----------------------|-------------|---------------|----------------|
| First | Office | 2,083 | 193.5 |
| Ground | Warehouse | 40,815 | 3,791.8 |
| | Office | 534 | 49.6 |
| Ground Floor Total | | 41,349 | 3,841.4 |
| OVERALL TOTAL | | 43,432 | 4,034.9 |

SITE/FLOOR PLAN



FEATURES



BREEAM Rating
'Very Good'



Floor Loading
50 kN/sq m



9m Eaves
Height



220 kVA Three
Phase Power



LG3 Lighting
to Offices



FEATURES



Secure Yard



2 Dock and 2 Ground Level Loading Doors



PV Panels Installed



34 Car Parking Spaces



4 Electric Vehicle Charging Points



