



FOR SALE

PRIME FOOD PRODUCTION
FACILITY/WAREHOUSE UNITS
offering a range of opportunities

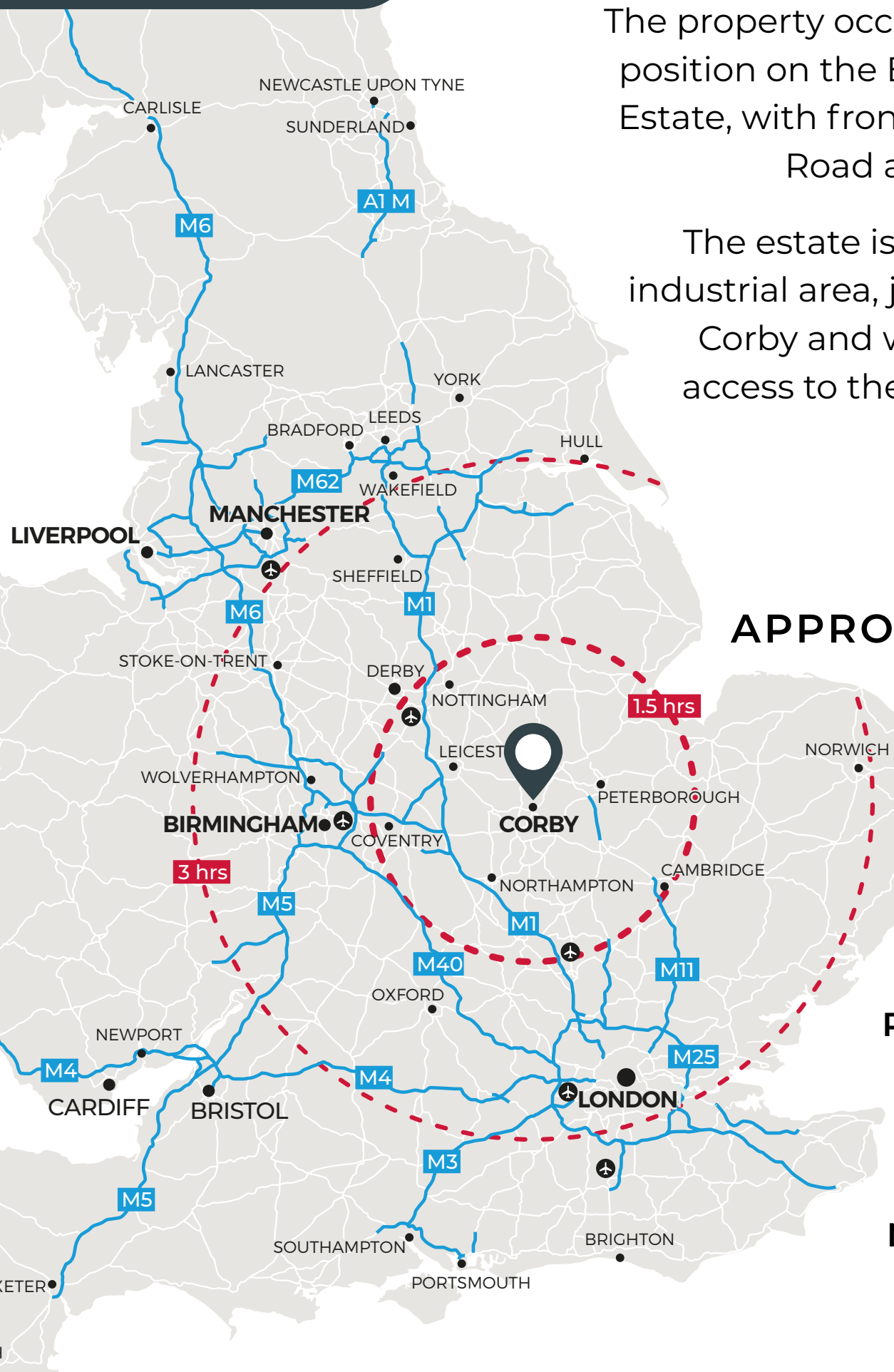
C.94,000<sup>SQ
FT</sup>
ON
A 6 ACRE SITE



Manton Road and Fleming Road, Corby Industrial Estate **NN17 4JL**

Upon the Instructions of the Joint Administrators

LOCATION



The property occupies a prominent position on the Earlstree Industrial Estate, with frontage onto Manton Road and Fleming Road.

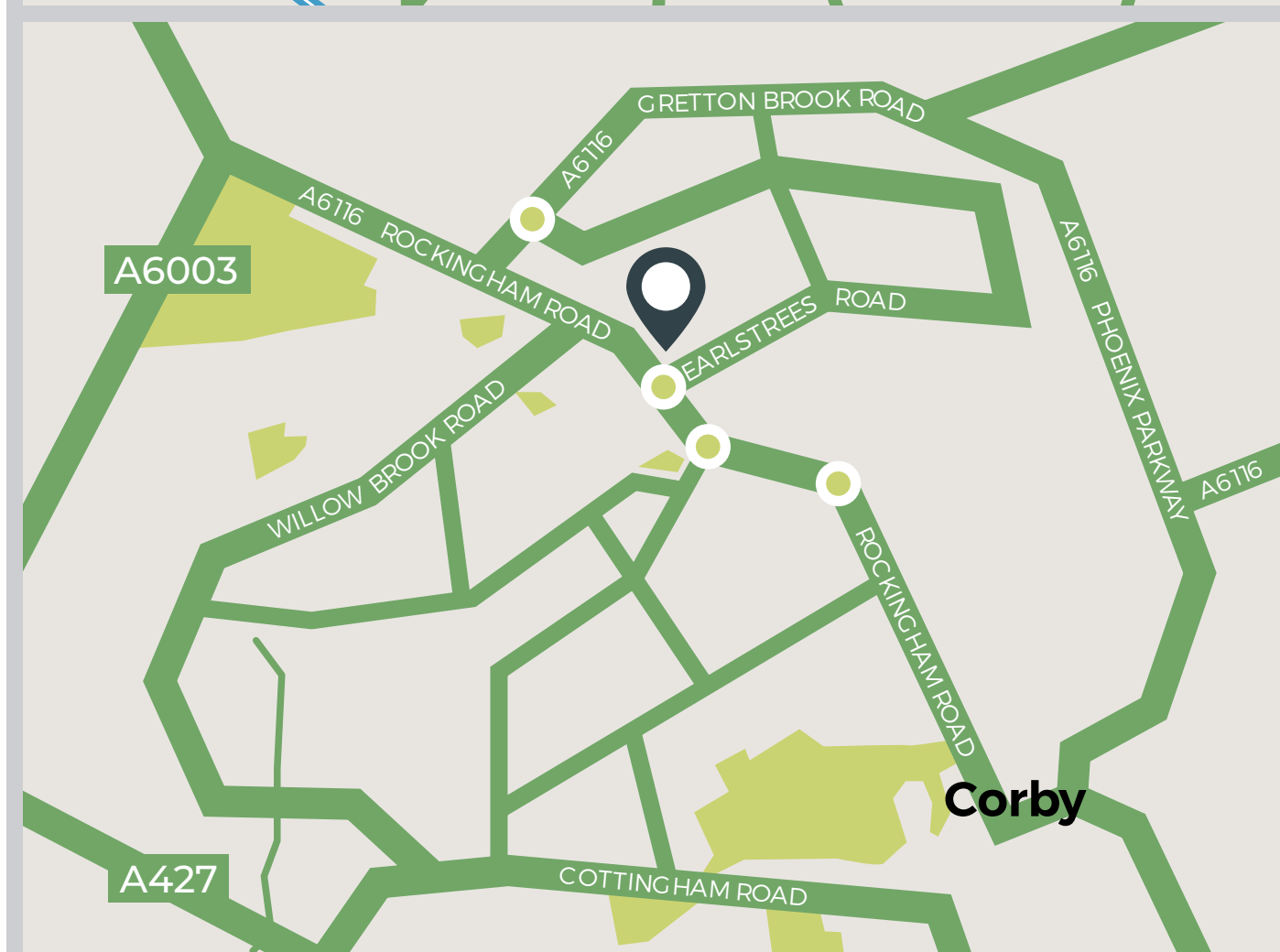
The estate is a well established industrial area, just to the north of Corby and with excellent road access to the A43, A14 and A47.

**CORBY IS
APPROXIMATELY**

10 MILES
north of
Kettering

23 MILES
west of
Peterborough

23 MILES
north of
Northampton



DESCRIPTION

The property comprises a former food production complex, offering food safe factories, warehousing and offices, all positioned around a central yard and wagon thoroughfare. Accommodation is arranged over four main units, along with ancillary storage/warehousing and an effluent plant. The main factory facilities have been modified and upgraded to a high standard and would be suitable for continued use as food production or for a number of alternative warehousing uses. Each unit has a minimum eaves height of 5.2m. The site is well secured to the perimeter, with high quality vehicular and pedestrian access gates and CCTV throughout the site and buildings.



ACCOMMODATION

The below units are all arranged on the main site and are surrounded by various yards, loading and delivery bays and car parking. To the front of the site is an effluent plant for the filtration of the waste before the water enters into the mains system. There are also a number of portable external stores and refrigeration units. There are two 'fixed' storage units, with one unit utilised for excess product supplies and comprising a garage style unit.

1	Factory 1	Sq m	Sq ft
	Factory floor	1,269	13,660
	Offices	153.4	1,651
S	S Building	588	6,329
	Total	2,010.4	21,640

R	Roscope Warehouse	Sq m	Sq ft
	Warehouse floor	1,272	13,692
	Total	1,272	13,692

2	Factory 2	Sq m	Sq ft
	Factory floor	3,459.94	37,244
	Total	3,459.94	37,244

5	Factory 5	Sq m	Sq ft
	Factory floor	1,800	19,376
	Offices	140.13	1,508
	Waste area (external)	35.75	385
	Total	1,975.88	21,269



2.40
hectare site
(6 acres)



Steel portal
frame construction



Secure site



LED & fluorescent
strip lighting



Min eaves height 5.2m



Roller shutter access
to all sections

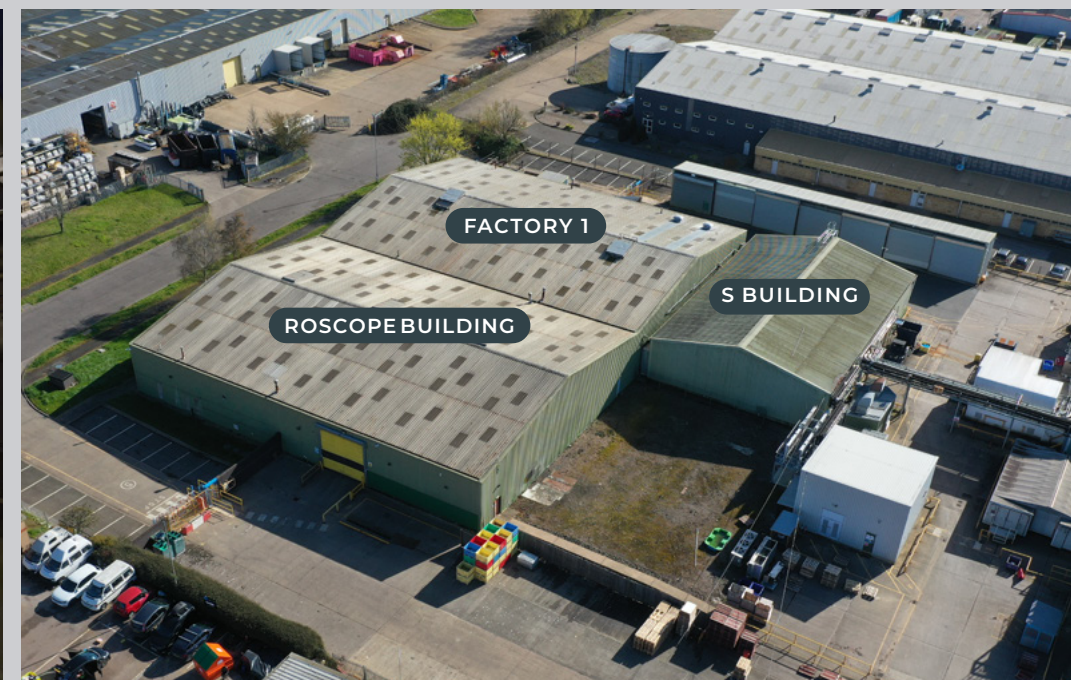
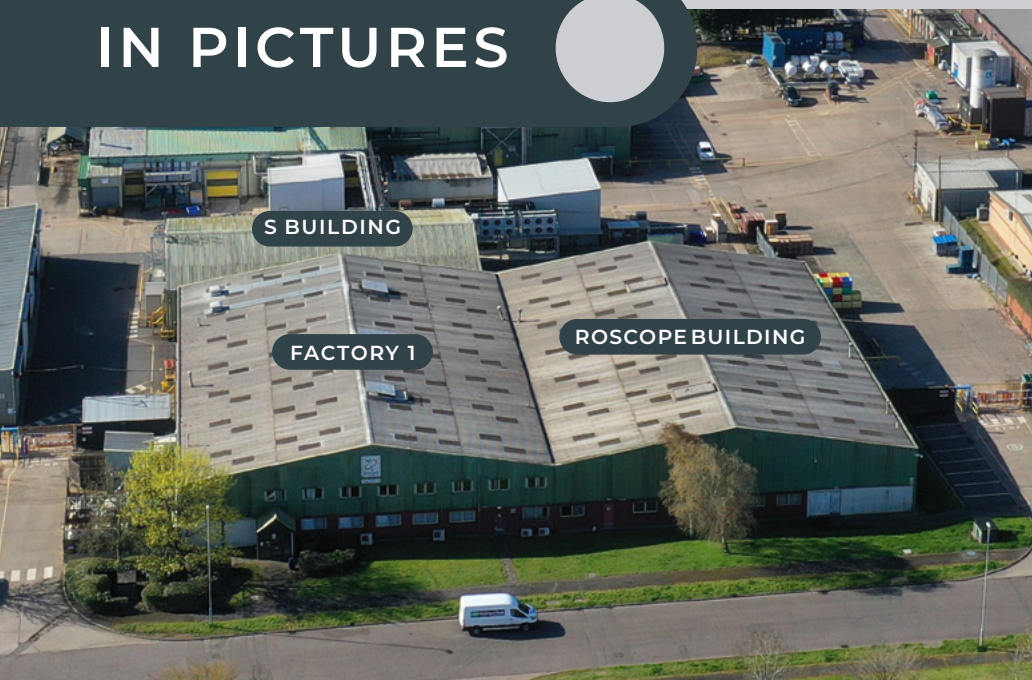


One-way system
through site



38 car parking spaces
for staff and visitors

IN PICTURES



IN PICTURES



FURTHER INFORMATION

SERVICES

All services are connected

EPC

Unit 1	EPC Rating C
Roscope	EPC Rating C
Unit 2	EPC Rating C
Unit 5	EPC Rating C

TERMS

The entire site is offered For Sale as a whole but our client will consider selling individual units if required.

TENURE

Address	Known As	Tenure	Title No.	Lease Terms
Unit A Bell House, Fleming Road, NN17 4SW	Unit 2	Leasehold	NN168880	999 years with 972 years unexpired. Peppercorn Rent
Unit A Bell House, Fleming Road, NN17 4SW	Unit 2	Leasehold	NN168875	999 years with 972 years unexpired. Peppercorn Rent
Unit A Bell House, Fleming Road, NN17 4SW	Unit Roscope	Leasehold	NN168877	999 years with 972 years unexpired. Peppercorn Rent
Unit B, Bell House, Fleming Road, NN17 4SW	Unit 1	Leasehold	NN168879	999 years with 972 years unexpired. Peppercorn Rent
3 Manton Road, Easrlstree industrial Estate, Corby	Unit 5	Freehold	NN123571	N/A

RATES

The site has a rateable value of £345,000 but this includes additional buildings. The units will require reassessment upon sale.

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser. forms of identification and confirmation of the source of funding will be required from the successful purchaser. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.



ASKING PRICE

£4,950,000 (Four million, nine hundred and fifty thousand pounds)

CONTACTS

HELEN JUDE
Helen.jude@landwoodgroup.com
07595 273233

ALEX HOWARTH
Alex.howarth@landwoodgroup.com
07399 685165

www.landwoodgroup.com

