

# TO LET



## Lorry Parking Yard Bangrave Road, Corby, Northants, NN17 1NN



Proposed Lorry Parking Site  
Totaling approx. 4,607 acres  
(1.864 ha)

- ▼ Located off A43 dual carriageway close to main distribution hubs and estates of Corby.
- ▼ Proposal can be bespoke to occupier's requirements.
- ▼ Available on new lease.
- ▼ Secure site.

TO LET  
Rent from £125,000 per annum exclusive  
Subject to specification

Offices also at: ▼ Northampton ▼ Peterborough

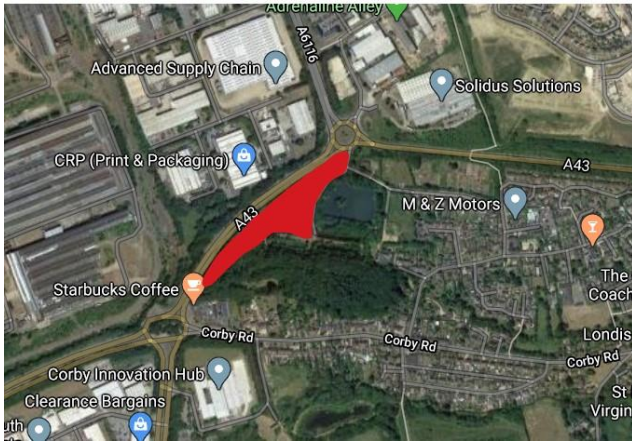


6 Riley Road  
Kettering  
Northamptonshire NN16 8NN

[www.budworthhardcastle.com](http://www.budworthhardcastle.com)

## Lorry Parking Yard, Bangrave Road, Corby, Northants, NN17 1NN

### LOCATION PLAN



### LOCATION

The site is located off Bangrave Road that is one of the main arterial roads in Corby being the A43 dual carriageway that links to Peterborough in the east and linking to Kettering and the A14 dual carriageway to the south west giving excellent access to the country's surrounding motorway network.

Corby has a visionary program of new development with the intention to see the town's population increase substantially to over 100,000 people within the next 25-30 years and has experienced a great deal of investment within the town with improved road links with the completion of the A6003 leading to J7 of the A14 dual carriageway and significant warehouse development including the Midlands Logistics Park where there has been three large lettings to Eddie Stobart, BSH Home Appliances and the recently announced Europa Worldwide Group new buildings with further development anticipated.

### DESCRIPTION

The site is located off the A6003 dual carriageway between the two main estate roundabouts at the junctions of the A427 and Corby Road at one end and the A43 and A6116 at Weldon North at the other. Access to the site is via the Weldon North end of the site off the main roundabout and has a great deal of prominence fronting the A43 dual carriageway.

### ACCOMMODATION

The site totals approximately 4.6 acres (1.864 Hectares) with access off one of Corby's main arterial roads (A43 dual carriageway) via the roundabout next to the Weldon North Industrial estate. The current owners will agree a specification for the surface of the site, perimeter fencing, buildings and can offer bespoke proposals to the requirements of the occupier subject to planning.

### TOWN AND COUNTRY PLANNING

The site is available subject to planning with the Local Planning Authority being the Corby Borough Council whose contact details are 01536 464000.

### TERMS

The site is available to let on a new lease with the length of term and rent review pattern open to negotiation with a rent depending on the final specification and works required by the occupier.

### SERVICES

We understand that all mains services are available to the site including electricity, water and mains drainage and will be confirmed as part of a full proposal on the bespoke terms.

### LEGAL COSTS

Each party to bear their own.

### VAT

All figures quoted will be exclusive of VAT that will be applicable.

### EPC

Not currently applicable to this property.

### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification and confirmation of funding will be required from any applicants in addition to the usual references applied for.

### VIEWING

Strictly via the Agents:

Gilbert Harvey

[gharvey@budworthhardcastle.com](mailto:gharvey@budworthhardcastle.com)

