

Centrix

Business Park

PHOENIX PARKWAY | **CORBY** | NORTHANTS | NN17 5DP

A 39 acre development forming part of Corby's new regeneration framework

Design & Build units up to 260,000 sq ft (24,155 sq m)



Centrix

Centrix Business Park comprises a 39 acre (15.8 hectare) development that is suitable for "Build to Suit" industrial / warehouse buildings of up to 260,000 sq ft.

The site is fully serviced and occupiers on the estate include Bakeaway, Screwfix, HSS, Crown Paints, Rexel, Larsson and Eurocell.

The developers are speculatively developing 10 new small industrial/warehouse units at Omega Court with units of between 2,939 and 8,600 sq ft available on both a freehold and leasehold basis.

Units can be constructed to meet occupiers specific requirements.



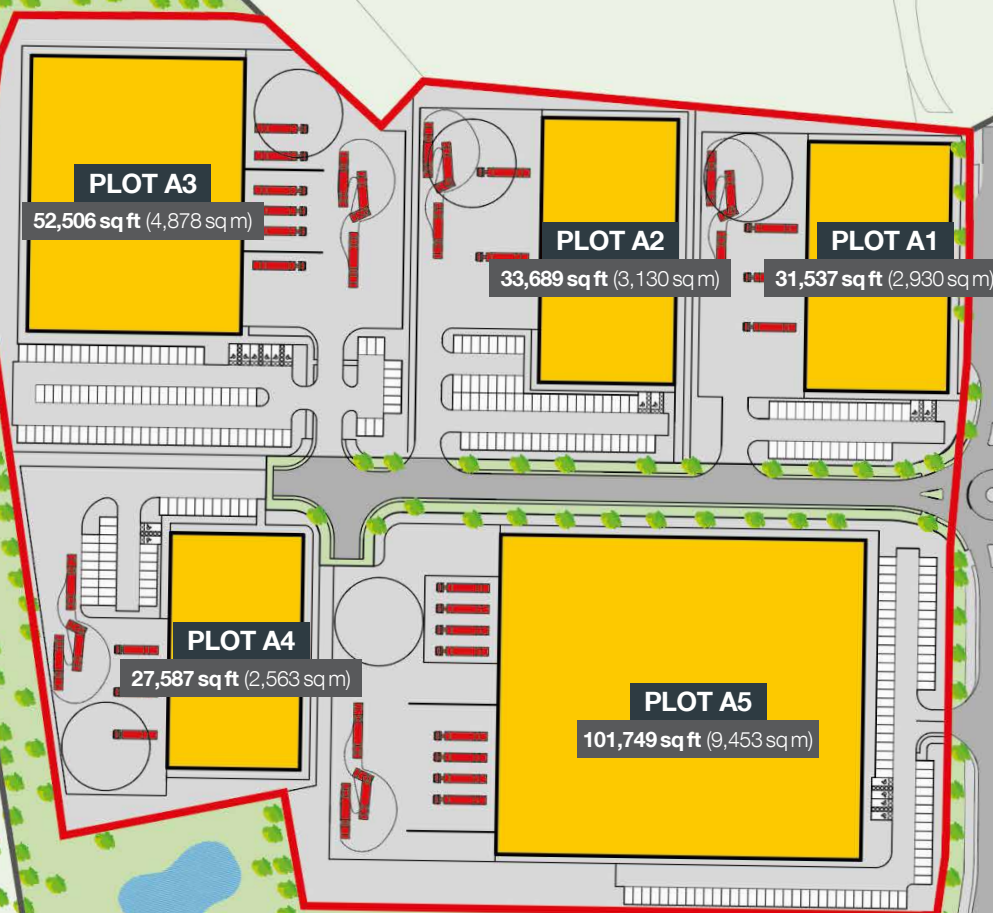
PLOT A3 – CGI



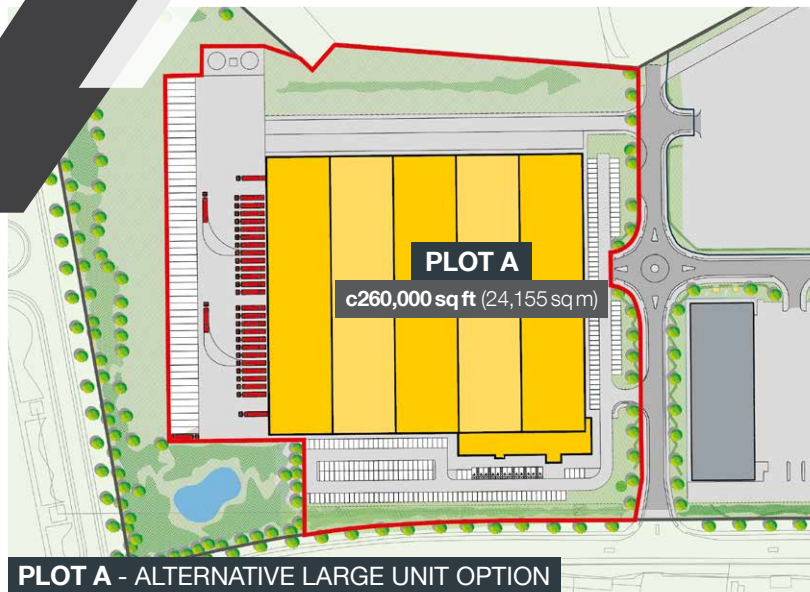
PLOT A2 – CGI



PLOT A1 – CGI



Indicative Masterplan Build to suit buildings of between



PLOT A - ALTERNATIVE LARGE UNIT OPTION



PLOT A – CGI

CWC Group

CWC Group are a national developer with an excellent track record for developing industrial/warehouse buildings of all sizes across the UK.

Trunet – 36,100 sq ft development at Ivanhoe Business Park



Speculatively built 72,000 sq ft unit at Castlewood Business Park



Parker Knoll - 100,000 sq ft at Castlewood Business Park



Vivid Laminating - 25,700 sq ft at Ivanhoe Business Park





Location

Centrix Business Park is located on the Willowbrook Industrial Estate in Corby.

Corby is very well located in the heart of the 'Golden Triangle' and the national road network is easily accessible. Predominantly dual carriageway access is provided to the A14 via the A43/A45/A6003. The A14 is approximately 10 miles from the site with a journey time of approximately 15 minutes. The A14 provides direct access to the M1/M6 to the west at Catthorpe Interchange and the A1/M11 to the east.

Corby has a mainline train station providing a regular direct service to London St Pancras International with a journey time of approximately 1 hour and 15 minutes.



Approximate HGV drive times from Corby

Source: Google

Destination	Miles	Time
Kettering (A14)	10	15 mins
Catthorpe Interchange (A14/M1/M6)	28	55 mins
Northampton	26	45 mins
London	90	2hr 15 mins
Felixstowe	110	2hr 30 mins
Birmingham	60	1hr 30 mins

Terms

New buildings are available on both a leasehold and freehold basis with buildings constructed to meet occupier's specific requirements. Contact a member of the agency team to discuss your requirements in greater detail.

Further Information

For further information please contact the sole agents:



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