



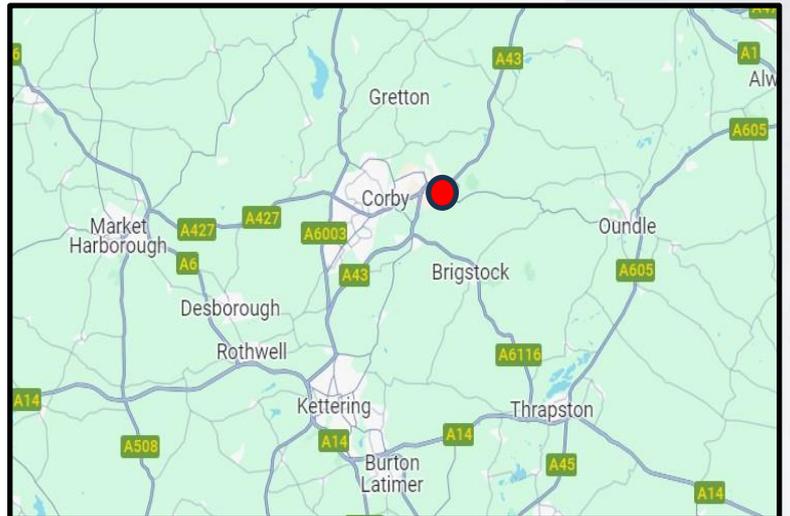
**CUSHMAN &  
WAKEFIELD**

**MAX 160, MAX PARK, CORBY NN17 1NN  
160,619 SQ FT FULLY FITTED CROSSED DOCKED  
DISTRIBUTION WAREHOUSE  
AVAILABLE ON FLEXIBLE LEASE TERMS**



## **KEY HIGHLIGHTS**

- 160,619 sq ft cross dock distribution warehouse.
- Fully fitted with racking, heating and lighting.
- 33,000 sq ft mezzanine floor.
- Available for immediate occupation.



**For more information please contact:**

**JAMES HARRISON**

Mobile: +44 (0)7775 905 415

Email: james.Harrison@cushwake.com

**FRANCO CAPELLA**

Mobile: +44 (0)7834 197 403

Email: franco.capella@cushwake.com

## LOCATION

Corby is situated within the A14 Corridor in the county of Northamptonshire. The property is located within Max Park, an established distribution park to the east of Corby town centre. The park fronts the A43 dual carriageway and is within 8 miles of Junction 7 of the A14 Junction which provides access to the East Coast ports and wider Midlands motorway network.

ROADS	DISTANCE	DRIVE TIME
Kettering	8 miles	13 mins
A14	8 miles	13 mins
Northampton	24 miles	37 mins
Leicester	26 miles	49 mins
Birmingham	62 miles	68 mins
London	104 miles	137 mins
Felixstowe	112 miles	124 mins

## DESCRIPTION

A fully fitted detached distribution warehouse benefiting from the following specification:

- 12m clear height
- 20 dock loading doors; 4 level access doors
- Two secure yards
- 132 car parking spaces
- 23 lorry parking spaces
- Fully fitted offices
- Racking, heating and lighting.
- 33,092 sq ft mezzanine floor

## ACCOMMODATION (GIA)

	SQ FT	SQ M
Warehouse	156,449	14,534.6
Ground Floor Office	1,966.6	182.7
1 <sup>st</sup> Floor Office	1,966.6	182.7
Gate House	237	22.05
<b>TOTAL FLOOR AREA</b>	<b>160,619</b>	<b>14,922</b>
<b>Mezzanine Floor</b>	<b>33,092</b>	<b>3,074.4</b>

## EPC

Available on request.

## VAT

All prices and outgoings are exclusive of VAT.

## LEGAL COST

Each party to be responsible for its own legal costs.

## TERMS

The property is immediately available on new lease terms to be agreed, at a quoting rent of **£8.25 per sq ft**.

### For more information please contact:

**JAMES HARRISON**  
 Mobile: +44 (0)7775 905 415  
 Email: james.harrison@cushwake.com

**FRANCO CAPELLA**  
 Mobile: +44 (0)7834 197 403  
 Email: franco.capella@cushwake.com

### The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. May 2024.