

# Headway Business Park

CORBY'S PREMIER BUSINESS LOCATION

Grade A specification offices from 1,885 sq ft  
175 sq m

SAXON WAY WEST / A6003 - OAKLEY HAY

SPECIFICATION  
INCLUDES COMFORT COOLING



EXISTING OCCUPIERS INCLUDE  
MOORE STEPHENS AND LAMB & HOLMES

FOR SALE OR TO LET

Northamptonshire  
Enterprise Limited

A development by  
**Cedar House**  
INVESTMENTS

Headway Business Park, Corby, provides an excellent business location and a range of office buildings for sale or to let. It comprises of three buildings containing nine units. Sited equidistant from Northampton, Leicester and Peterborough it has the twin benefits of easy access to the A14 (4.8 miles) and a large working population within a 40 minute drive time.

### The Area

The Government have identified North Northamptonshire as a key area, with Corby pivotal in delivering the major objectives of economic growth and increasing the population to 100,000 by 2031.

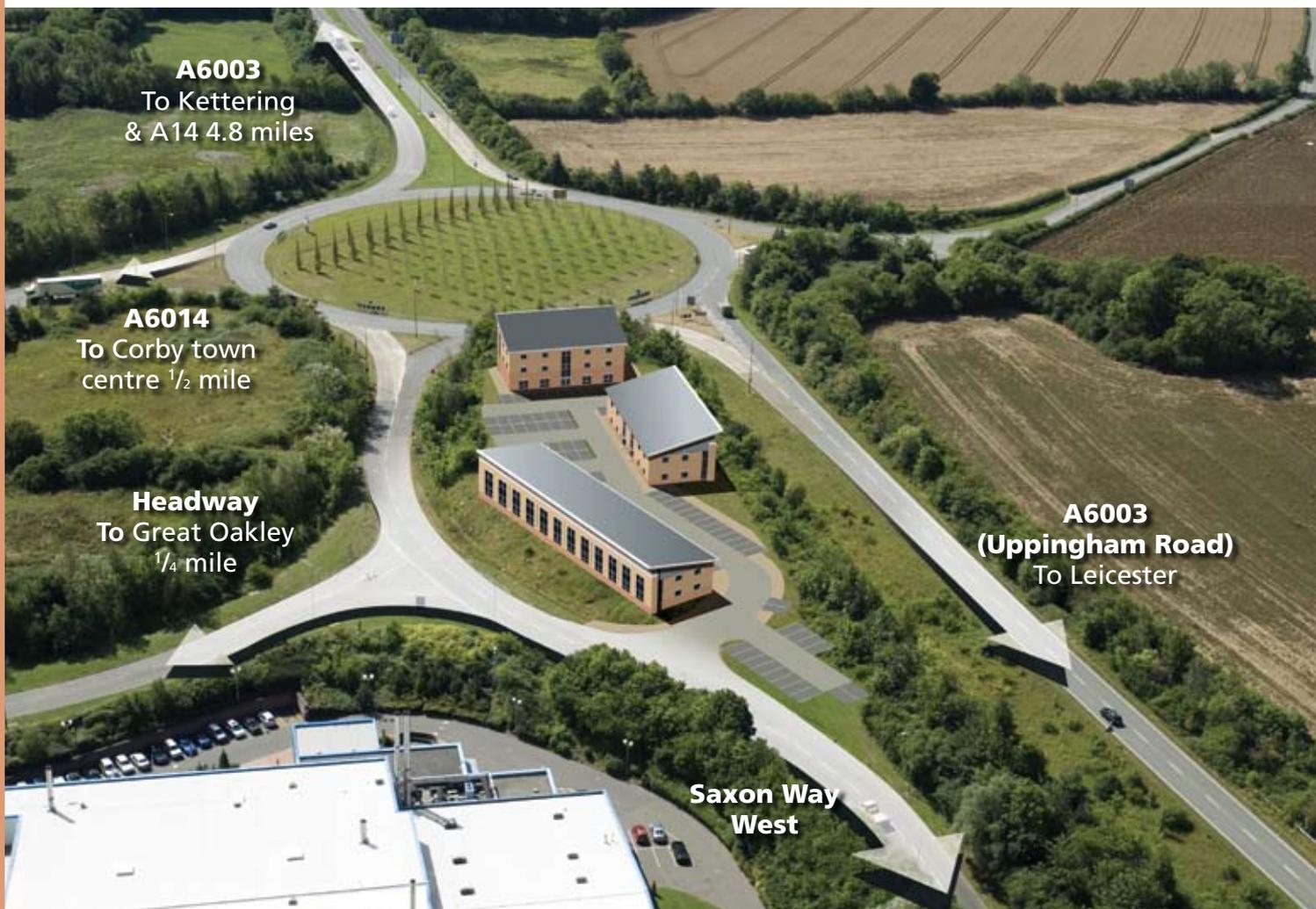
Regeneration in Corby is well underway, improving the existing infrastructure, increasing its strategic importance with its central location and close proximity to the A14 corridor.

An additional 52,000 dwellings are scheduled for completion by 2016 ensuring an expanding workforce.

#### THE WORKFORCE

DISTANCE FROM CORBY	TOTAL POPULATION	WORKING AGE POPULATION*
15 mins	180,894	115,036
30 mins	651,196	419,471
45 mins	2,524,246	1,626,739
60 mins	4,720,771	3,023,887

\*Working age is defined as males 16-64 and females 16-60



## Headway Business Park

## Location

Headway Business Park occupies the principle gateway site to Corby on Corby's premier Oakley Hay estate. The Oakley Hay estate has direct access to the A6003 dual carriageway approximately 4.8 miles from junction 7 of the A14 that provides uninterrupted dual carriageway access to the M1/M6 interchange to the west and on to the A1/M11 to the east.

The Headway Business Park is situated in a highly prominent location looking over the A6003 and is situated at the southern edge of Corby approximately 2 miles from the town centre and within an area that has recently undergone £250,000 worth of landscaping investment by the Corby Council and North Northants Development Company due to the importance of this location. Further significant development including the provision of a hotel and public house off the roundabout is underway.



### DRIVE TIMES

	TIME	MILES
A14 Junction 7	5mins	4.8
Northampton	18mins	16
M1 Junction 15	26mins	23
Leicester	30mins	23
Peterborough	33mins	34
Nottingham	1hr	42
Birmingham	46mins	53
London	1hr 18mins	82

Source: AutoRoute 2006

## Tenure

For sale or to let. Terms upon application.

## Legal Costs

Each party will be responsible for their own costs incurred in the transaction.

## VAT

All terms quoted will attract VAT at the standard rate.



**Cedar House**  
INVESTMENTS

**Cedar House Investments**  
Capital House  
Pride Place  
Pride Park  
Derby DE24 8QR

T: 01332 227 670  
F: 01332 368 340  
W: [www.cedar-house.co.uk](http://www.cedar-house.co.uk)

Agents

**budworth  
hardcastle**

**01536 483400**

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

Gilbert Harvey

**NRS**  
NORTH RAE SANDERS

**024 7663 6888**

[www.nrsproperty.co.uk](http://www.nrsproperty.co.uk)

Sam Sutton

Cedar House Investments together with our contractors and suppliers, is committed to sustainable development to ensure the conservation of natural resources and minimising the impact upon the environment from its operations and developments.

Printed using vegetable oil based inks on paper from recycled and renewable sources.



**Disclaimer:** Budworth Hardcastle ("BH") (and their joint agent NRS) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: these particulars are given without responsibility of BH or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; BH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; No employee of BH (and their joint agent NRS) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; Except in respect of death or personal injury caused by the negligence of BH, its employees or servants, BH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by BH. April 2008

## The Specification

A high specification is maintained throughout the development. Each building offers flexible, quality office accommodation with a self contained identity for each occupier. There is generous car parking within a landscaped environment.

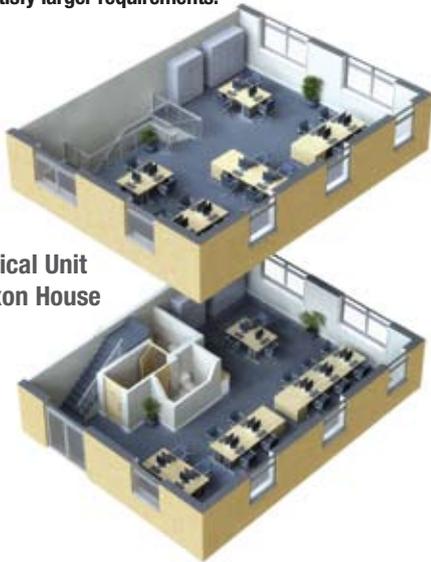
- Adaptable open plan office space
- Carpeted throughout
- Kitchenette/staff facilities
- LG3 compliant lighting
- Fully accessible raised floors
- Suspended ceilings
- Comfort cooling
- Secure environment

### SCHEDULE OF AREAS

	sq ft	sq m	Parking spaces
<b>Saxon House</b>			
1	2,115	196	7
2	1,885	175	6
3	1,885	175	6
4	1,885	175	6
5	1,885	175	6
6	2,115	196	7
<b>Uppingham House</b>			
1	3,580	332	12

Units within Saxon House can be easily combined to satisfy larger requirements.

Typical Unit  
Saxon House



Northamptonshire  
County Council

**Jim Harker, Leader of Northamptonshire County Council and Deputy Chair of Northamptonshire Enterprise Limited commented:**

"We are pleased to be able to work with Cedar House Investments to support this prestigious development of 27,000 square feet of high quality office accommodation. Headway Business Park will create up to 130 new jobs at Corby's southern gateway and demonstrates real commitment by both NCC and NEL in developing the economy and securing new investment in the county."

**MOORE STEPHENS**  
CHARTERED ACCOUNTANTS

**Fred Murphy, senior partner for Moore Stephens East Midlands, commenting on the pre sale at Headway said:**

"Cedar House's reputation for delivering high specification schemes, coupled with the site's proximity to the A14, made it the ideal location for our new office base."  
"We are confident that Oakley House will meet our needs as we enter the next stage of our expansion," added Fred.

A development by

**Cedar House**  
INVESTMENTS