



CORBY TOWN SHOPPING
& WILLOW PLACE

NN17 1NU

MORE THAN JUST SHOPPING...

CORBY TOWN SHOPPING & WILLOW PLACE IS THE DOMINANT RETAIL AND LEISURE DESTINATION FOR NORTH NORTHAMPTONSHIRE, HOUSING OVER 720,000 SQ FT IN 146 RETAIL UNITS. A VIBRANT HUB WHERE FASHION, FOOD, EDUCATION AND ENTERTAINMENT COME TOGETHER, IT OFFERS A DIVERSE RANGE OF STORES, CAFES, AND EXPERIENCES, ENSURING THERE'S SOMETHING FOR EVERYONE TO ENJOY.



7,500,000

ANNUAL FOOTFALL

40,000 SQ FT

CORBY SIXTH FORM COLLEGE WITH 600 STUDENTS



750

SURFACE CAR
PARKING SPACES

146

RETAIL UNITS PLUS
RESIDENTIAL & OFFICES

66

MINS DIRECT RAIL LINK
TO LONDON ST PANCRAS

21%

SHOPPER PENETRATION
COMPARED TO 12% AVG

M1

A14 LINK ROAD TO M1 & A1 (M)

SOURCE: CACI, PRAGMA



£94,000,000+

ANNUAL COMPARISON
GOOD SPEND

SOURCE: CACI

EXPLORE, SHOP, ENJOY.



DISCOVER A WORLD OF SHOPPING, DINING, AND ENTERTAINMENT WHERE EVERY VISIT BRINGS NEW EXPERIENCES TO ENJOY.

From leading high-street brands to cosy cafés and unique local shops, there's something for every style and taste. At Corby Town Shopping & Willow Place, you'll find an exciting mix of fashion, food, and fun waiting to be explored.

PRIMARK

H&M

home **bargains**
TOP BRANDS - BOTTOM PRICES

The Entertainer
TheToyShop.com

Boots

T.K. maxx

JD

Superdrug[☆]

b&m

COSTA

CENTRE PLAN.

KEY:



OWNED



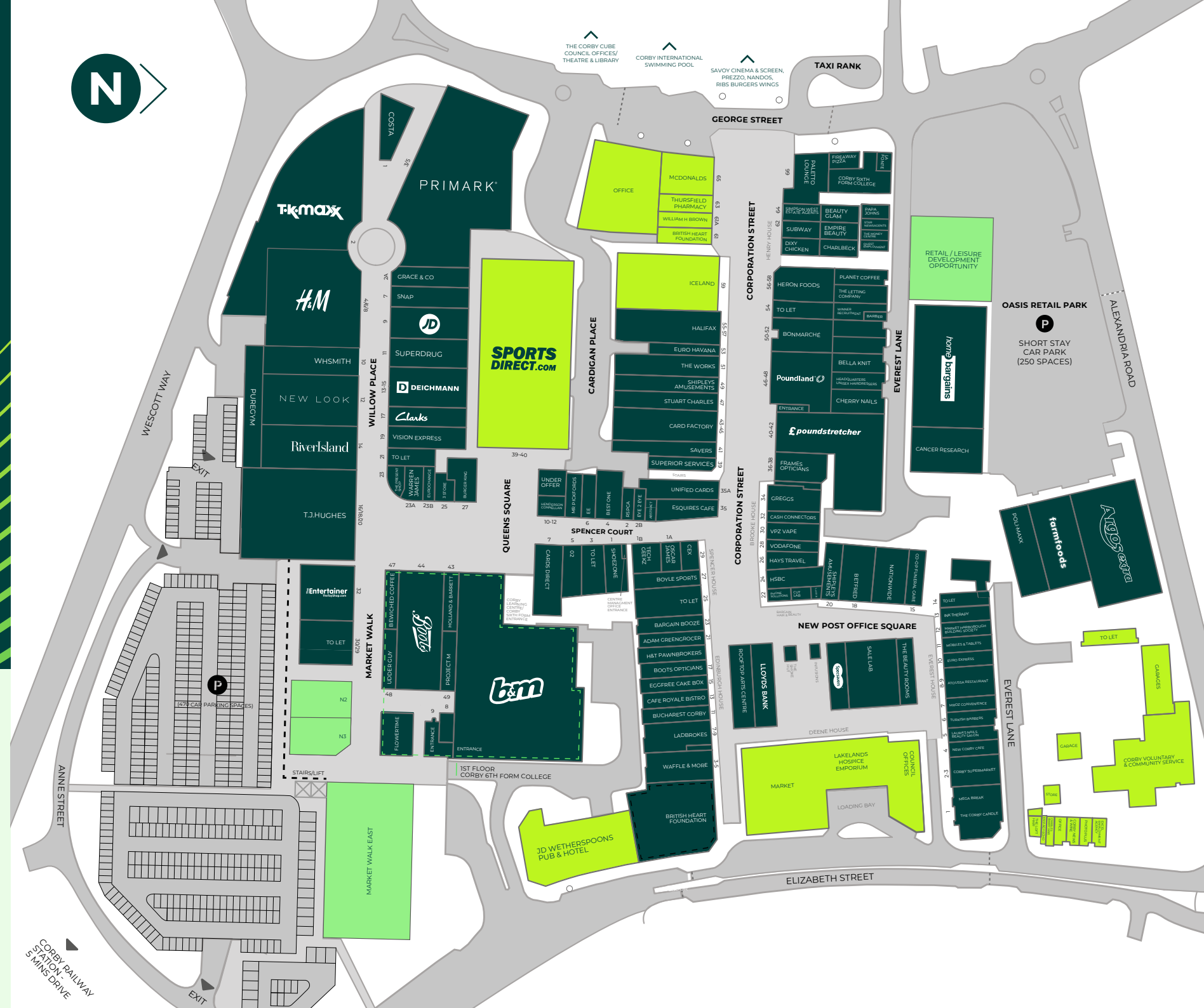
NOT OWNED



DEVELOPMENT OPPORTUNITY



BEDFORD COLLEGE FIRST FLOOR



THE FASTEST GROWING BOROUGH.



£100,000,000+

OF PUBLIC & PRIVATE SECTOR INVESTMENT SINCE 2006

PUBLIC INVESTMENTS:

- £19.6m Town Deal Board funding for town centre projects
- The Cube (civic hub, library and leisure)
- Parkland Gateway (new swimming pool and leisure centre)

PRIVATE INVESTMENTS:

- Willow Place and surface level car park, including EV charging and solar installations
- Savoy cinema and restaurants
- 1.8m sq ft industrial at Corby gateway
- Nike have committed to Corby for 20 years and are building a 1.3m sq ft logistics campus

£91.7M

MARKET POTENTIAL

£567.5M

TOTAL RESIDENTIAL EXPENDITURE

59.7%

CORE MARKET SHARE

SOURCE: CACI



9,500

NEW HOMES GRANTED CONSENT

4,500

NEW HOMES PLANNED AS A PART OF THE CORBY WEST URBAN EXPANSION PROJECT'S OUTLINE PLANNING SUBMISSION.

PRIORS HALL: 5,000

OAKLEY VALE: 3,000

COMMITMENT TO BUILD 28,000 HOMES BY 2031

8.7%

INCREASE IN AVERAGE HOUSE PRICE OVER THE NEXT 5 YEARS

31,000

DWELLINGS HOUSING STOCK (2023) PROJECTED TO INCREASE BY 6.1% TO 33,520 DWELLINGS BY 2028

SOURCE: OXFORD ECONOMICS DATA



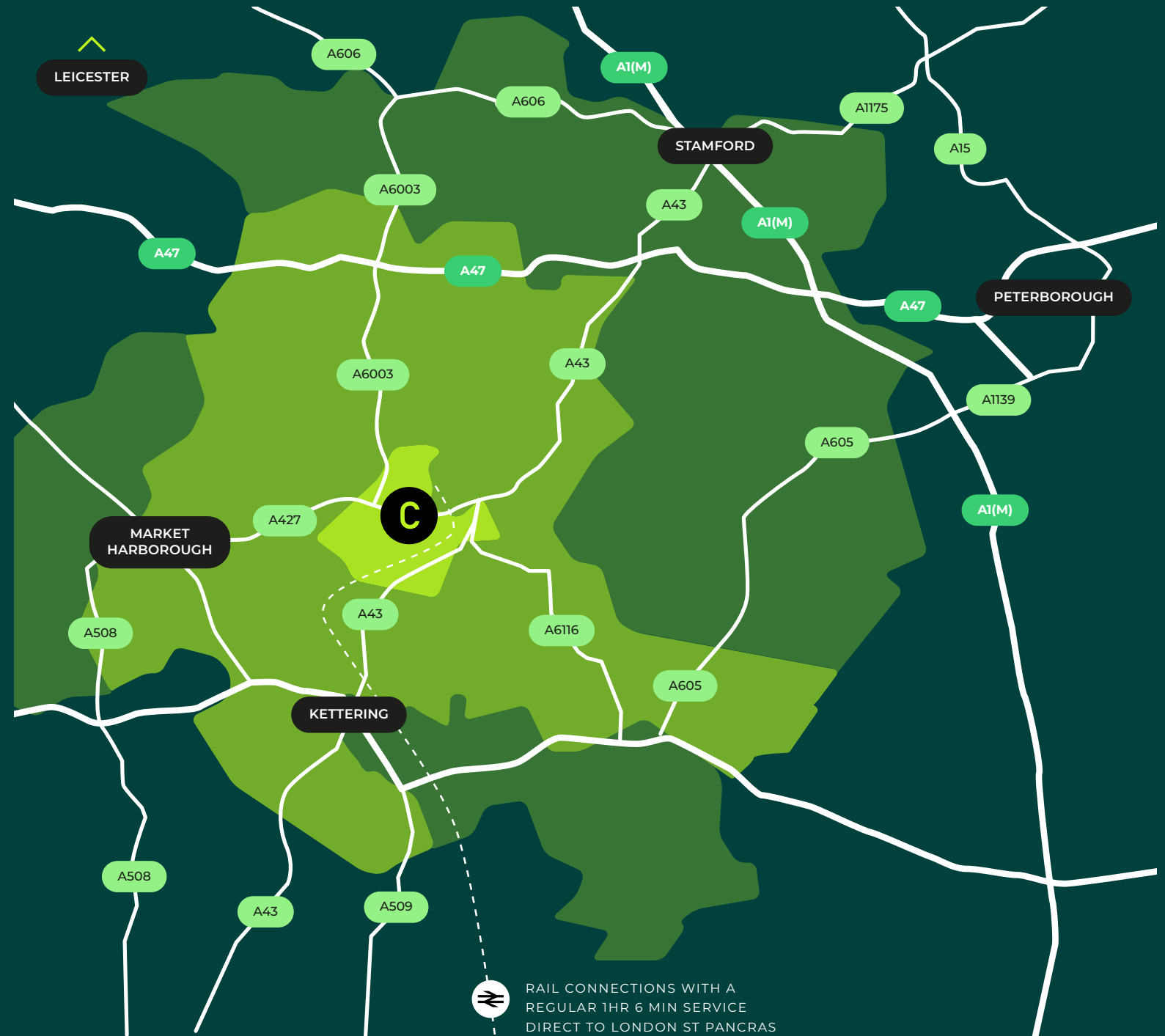
CATCHMENT.



61.3%

OF CORBY'S PRIMARY SHOPPER CATCHMENT IS RETAINED WITHIN THE SCHEME.

SOURCE: CACI



MARKET WALK EAST.

A DEVELOPMENT OPPORTUNITY

1 ACRE

DEVELOPMENT OPPORTUNITY

470

PARKING SPACES IN DIRECT
PROXIMITY

Opportunity for the development of a range of uses on a cleared 1-acre site, in a prime location adjacent to Market Walk East offering direct surface level car parking with 470 spaces.





CORBY TOWN SHOPPING & WILLOW PLACE

NN17 1NU

GET IN TOUCH.

LEASING AGENTS



DAVID LEGAT

M: 07973 621 292

E: david.legat@knightfrank.com

MIKE BUMFORD

M: 07890 943 042

E: mike.bumford@knightfrank.com



ANDREW BENSON

M: 07771 604 524

E: andrew.benson@wrightsilverwood.co.uk

SIMON SMITH

M: 07771 604 539

E: simon.smith@wrightsilverwood.co.uk

ASSET MANAGERS

sovereign centros
FROM CBRE

WILLOWPLACE.CO.UK

Wright Silverwood, Knight Frank as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Wright Silverwood, Knight Frank has any authority to make or give any representation or warranty whatsoever in relation to this property. Wright Silverwood, Knight Frank accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: November 2024 | Regulated by the Royal Institution of Chartered Surveyors.