

Prime Leasehold Logistics Park Opportunity

Build to Suit with Detailed Planning Secured

westworkscorby.co.uk



Unit 1

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Unit 1 - 588,026 Sq Ft (54,629 Sq M)



BREEAM® OUTSTANDING
★★★★★



EPC A+
RATING

DTRE

ACRE
CAPITAL REAL ESTATE

Unit 1



Dock Level
Doors: 50



Euro Dock
Doors: 8



Level Access
Doors: 8



Eaves
Height: 21m
Up to 42m



Yard Depth:
50m (x2)



Floor Loading
80kn2



7 MVA
Power



HGV Parking
Spaces: 197



EV Parking
Spaces: 48



Disabled
Spaces: 44



Car Parking
Spaces: 459



BREEAM
Outstanding



Rooftop Solar
PV Array



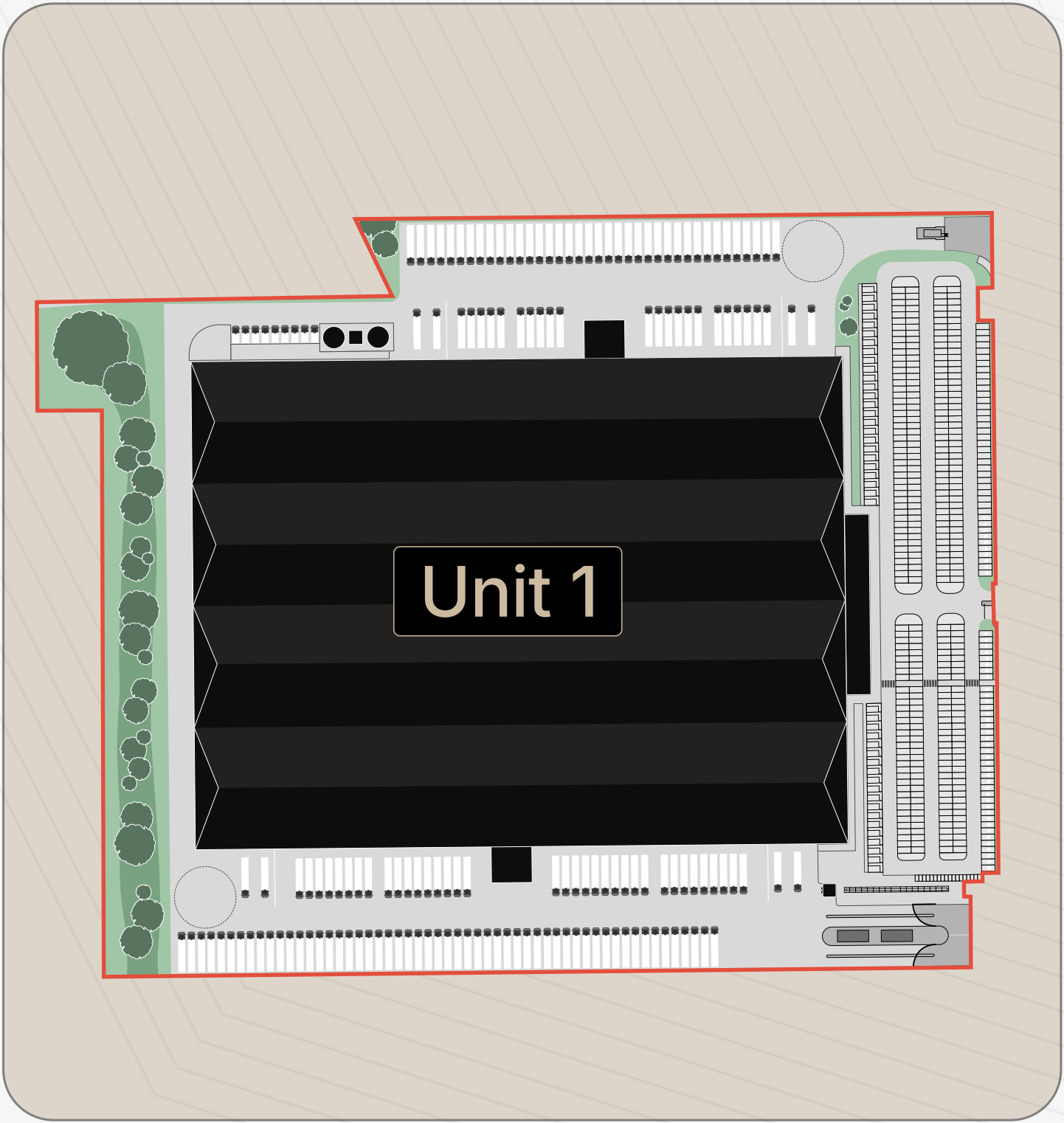
Cat A
Office Fitout



EPC
A+



LED
Lighting



Unit 1	Sq Ft	Sq M
Warehouse	560,476	52,070
Office	16,930	1,573
Gatehouse	204	19
Total	588,026	54,630



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MATALAN



TATA STEEL



HOWDENS

JEWSON

UNIT 1

A43

FELIXSTOWE
111 MILES / 2.5 HOURS

A14 (J7)
8 MILES / 14 MINUTES

A427



Centre of the UK's Logistics Corridor



Dedicated Logistics Space



7 MVA Power Capacity



Strategic Location



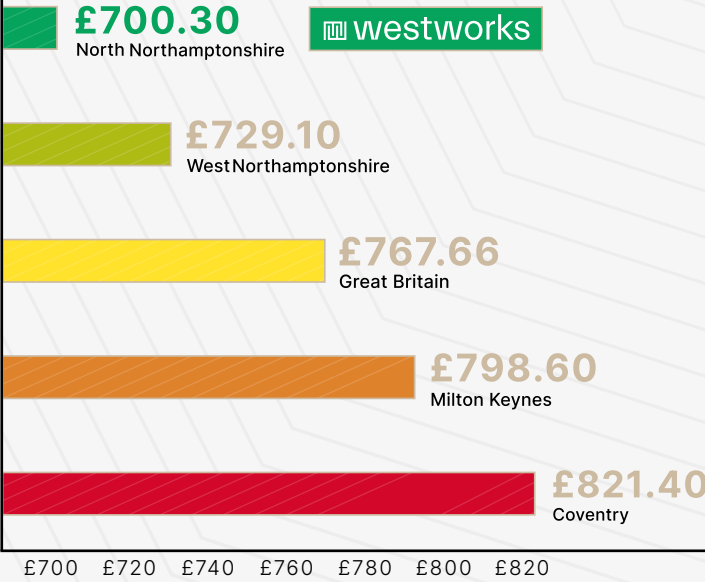
M1/M6
27 MILES (30 MINUTES)

Midlands Location. National Connectivity.

Corby is a well-established and strategically positioned logistics and distribution hub in the heart of the East Midlands, located equidistant from Leicester, Northampton, and Peterborough. It offers easy access to the A14, as well as the A1 (M), M1/M6 Interchange, and M11 motorways, providing strong access to east coast ports, East Midlands Airport, and key markets. Through these transport links logistics operators can access 75% of the UK population within a 4-hour HGV drive time.



Gross Weekly Pay



Ports	Miles	Drive Time
Immingham	104	2 hrs 10 mins
London Gateway	106	2 hrs 18 mins
Felixstowe	111	2 hrs 31 mins
Southampton	138	3 hrs



Major Roads	Miles	Drive Time
A14 Junction 7	8	14 mins
A1 (M)	14	21 mins
M1 / M6 Interchange	26	30 mins
M11 Junction 14	40	43 mins



Rail	Miles	Drive Time
DIRFT	31	42 mins
East Midlands Gateway	47	1 hr 7 mins
Hams Hall Freight	53	1 hr 25 mins
Manchester Int'l	119	2 hrs 24 mins



Airport	Miles	Drive Time
East Midlands	45	1 hr 7 mins
Birmingham	53	1 hr 4 mins
Luton	58	1 hr 19 mins
London Stansted	70	1 hr 17 mins



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Labour & Living Costs that Support Long-Term Occupation



Over 20% of Corby's workforce is employed in logistics and manufacturing



Corby's population has seen a rapid growth of 21% between 2011 and 2021, forecast to grow 4.2% by 2027



Corby's average hourly wage is c. £0.25 less than the likes of Coventry and Northampton



Average house prices in Corby are 16% below the national average



20% of the population are aged between 20 & 34



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