

Prime Leasehold Logistics Park Opportunity

To Let - Build to Suit with Detailed Planning Secured



Unit 2 westworks

290,621 Sq Ft (27,000 Sq M)



BREEAM® EXCELLENT
★★★★★



EPC A+
RATING

DTRE

ACRE
CAPITAL REAL ESTATE

Unit 2



Dock Level
Doors: 17



Euro Dock
Doors: 4



Level Access
Doors: 4



Eaves Height:
18m – Up
to 38m



Yard
Depth: 50m



Floor Loading
80kN²



3 MVA
Power



HGV Parking
Spaces: 35



EV Parking
Spaces: 28



Disabled
Spaces: 24



Car Parking
Spaces: 179

BREEAM[®]

BREEAM
Excellent



Rooftop Solar
PV Array



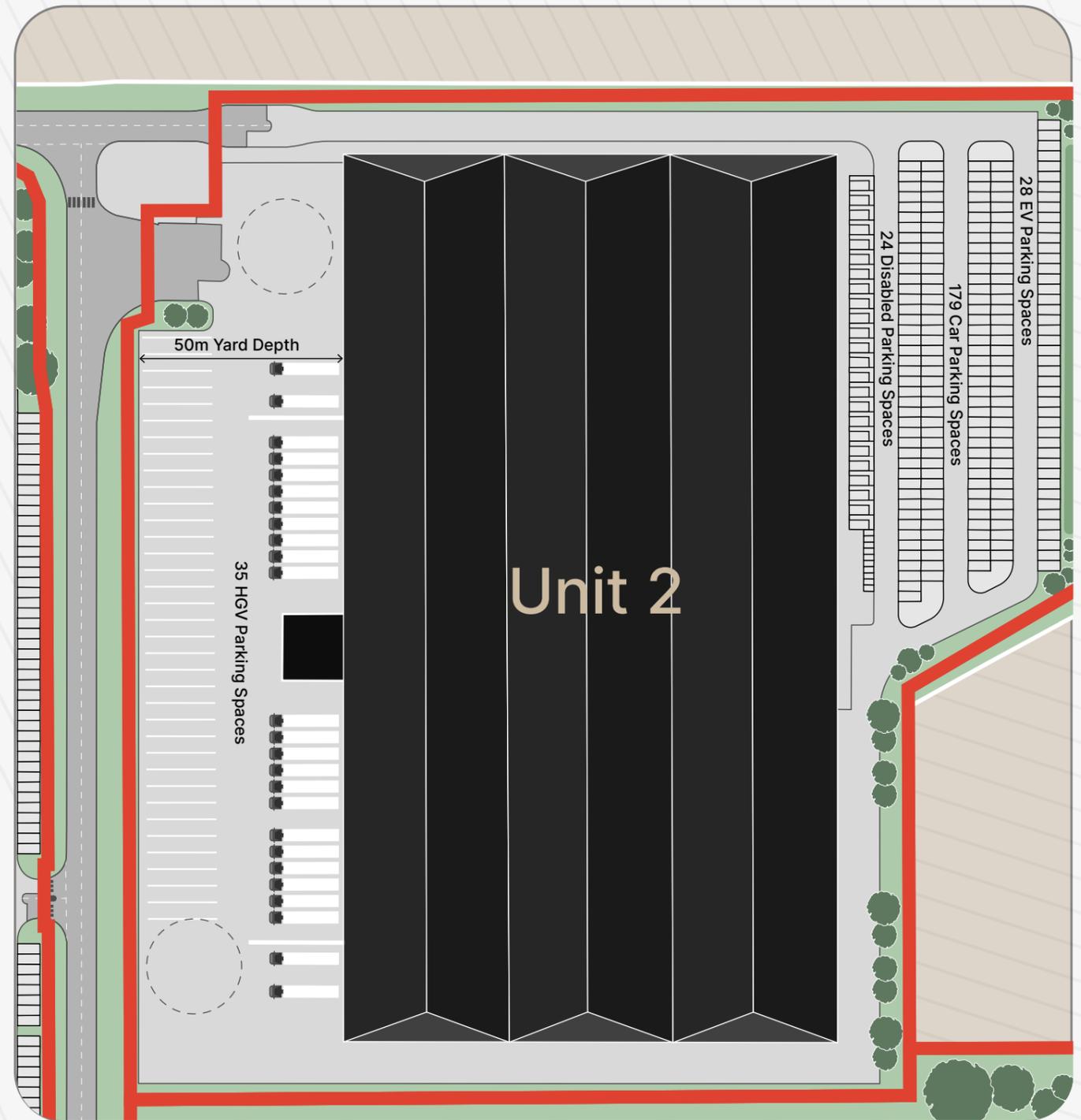
Cat A
Office Fitout



EPC
A+



LED
Lighting



Unit 2	Sq Ft	Sq M
Warehouse	277,126	25,746
Office	13,291	1,235
Gatehouse	204	19
Total	290,621	27,000



MATALAN



FELIXSTOWE
111 MILES / 2.5 HOURS

A14 (J7)
8 MILES / 14 MINUTES

A43

A427

JEWSON

HOWDENS

cakland INTERNATIONAL

UNIT 2



Centre of the UK's Logistics Corridor

Dedicated Logistics Space

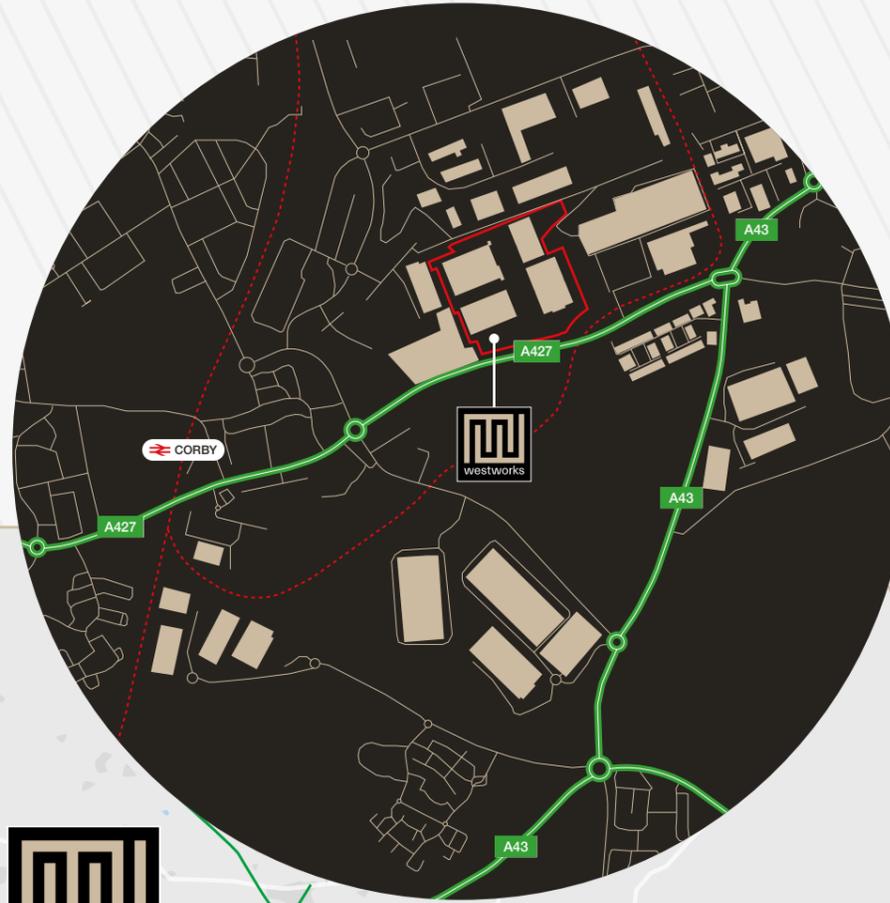
3 MVA Power Capacity

Strategic Location

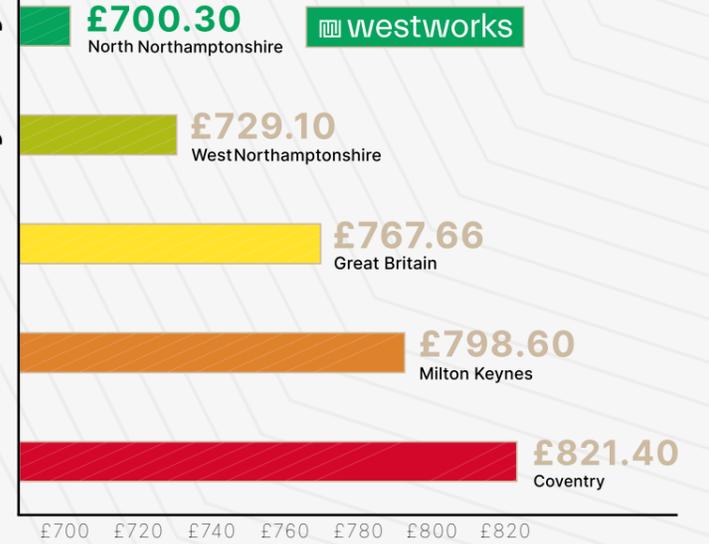
M1/M6
27 MILES (30 MINUTES)

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



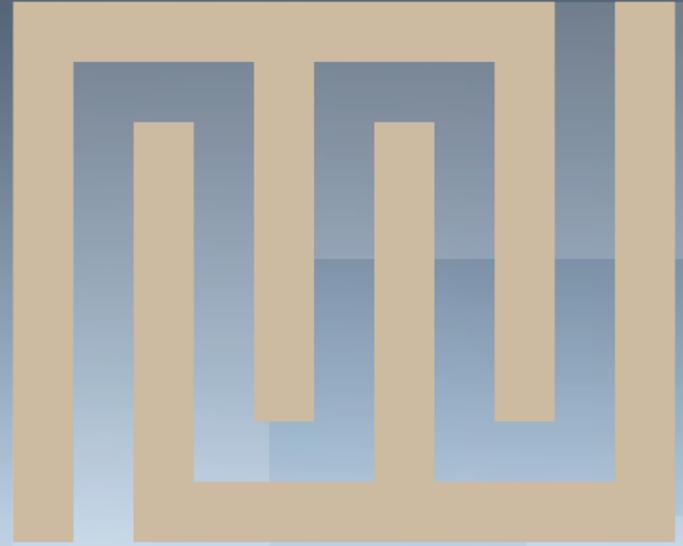
Major Roads	Miles	Drive Time
A14 Junction 7	8	14 mins
A1 (M)	14	21 mins
M1 / M6 Interchange	26	30 mins
M11 Junction 14	40	43 mins



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



westworks



2

TO LET

Up to 38m

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



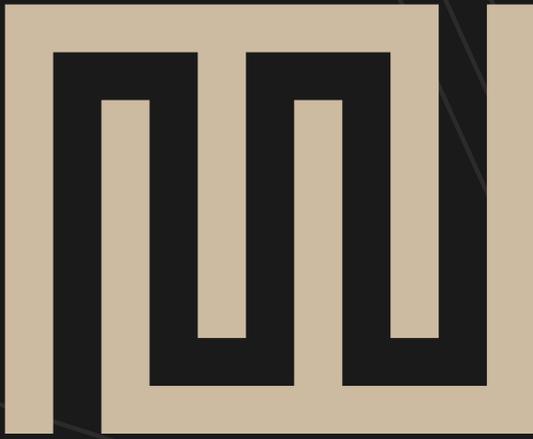
Corby's average hourly wage is c. £0.25 less than the likes of Coventry and Northampton



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



20% of the population are aged between 20 & 34



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