

Prime Leasehold Logistics Park Opportunity

To Let – Speculative Unit - Under Construction – Available Q4 2026

westworkscorby.co.uk



Unit 3 westworks

Unit 3 - 491,754 Sq Ft (45,666 Sq M)



BREEAM[®] EXCELLENT
★★★★★



EPC A+
RATING

DTRE

ACRE
CAPITAL REAL ESTATE

Unit 3



Dock Level
Doors: 54



Euro Dock
Doors: 16



Level Access
Doors: 8



Eaves
Height: 21m



Yard Depth:
50m (x2)



Floor Loading
80kn2



6 MVA
Power



HGV Parking
Spaces: 100



EV Parking
Spaces: 38



Disabled
Spaces: 38



Car Parking
Spaces: 309



BREEAM
Excellent



Rooftop Solar
PV Array



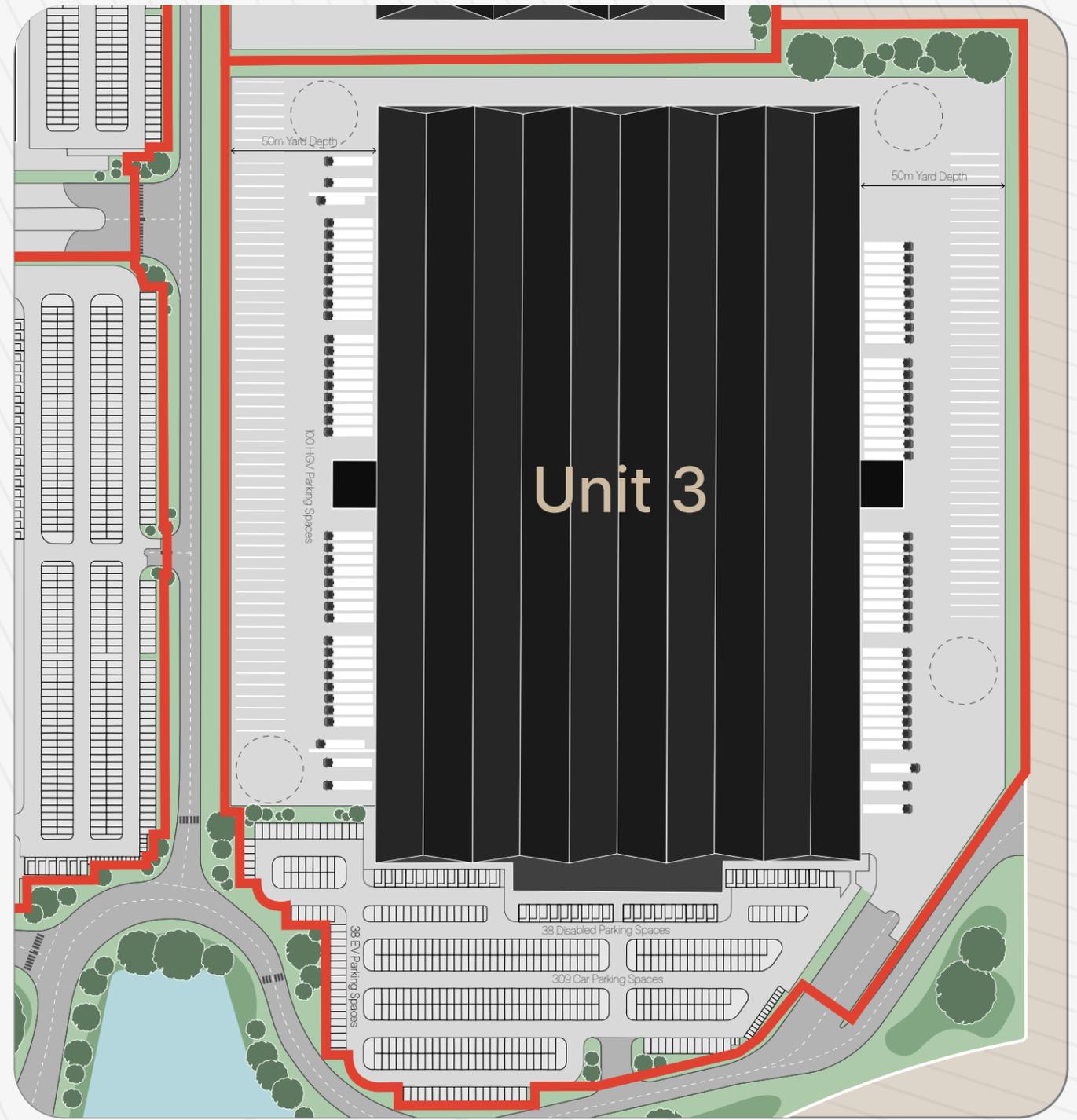
Cat A
Office Fitout



EPC
A+



LED
Lighting



Unit 3	Sq Ft	Sq M
Warehouse	464,204	43,126
Office	27,346	2,541
Gatehouse	204	19
Total	491,754	45,666



MATALAN



FELIXSTOWE
111 MILES / 2.5 HOURS

A14 (J7)
8 MILES / 14 MINUTES

A43

A427

JEWSON

HOWDENS

cakland INTERNATIONAL

UNIT 3



Centre of the UK's Logistics Corridor

Dedicated Logistics Space

6 MVA Power Capacity

Strategic Location

M1/M6
27 MILES (30 MINUTES)

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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



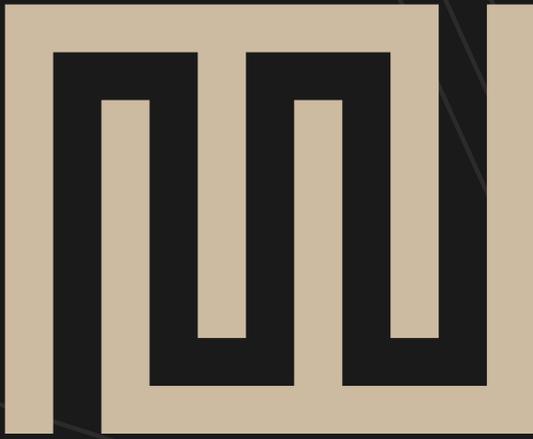
Corby's average hourly wage is c. £0.25 less than the likes of Coventry and Northampton



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



20% of the population are aged between 20 & 34



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