

MAGNAPARK **Corby** MPC 3

SPECULATIVE DEVELOPMENT OF
586,353 SQ FT



**UNDER
CONSTRUCTION**

NN17 3JG

**STRATEGIC
LOCATION**

A14 8 MILES



STRONG LABOUR POOL



eu.glp.com

MAGNAPARK Corby

MPC3

Development has commenced on MPC 3, a speculative logistics and distribution unit of 586,353 sq ft within Magna Park Corby.

MPC 3 will benefit from best-in-class specification, including a wide service yard, clear internal height of 18m and an array of energy saving features. 100% PV ready.



HIGHLIGHTS



25.98 acres
(10.51 ha)



49 car charging bays



110 HGV parking



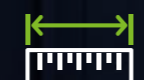
471 car parking



8 level access



64 dock doors



50m x 2 yard depth

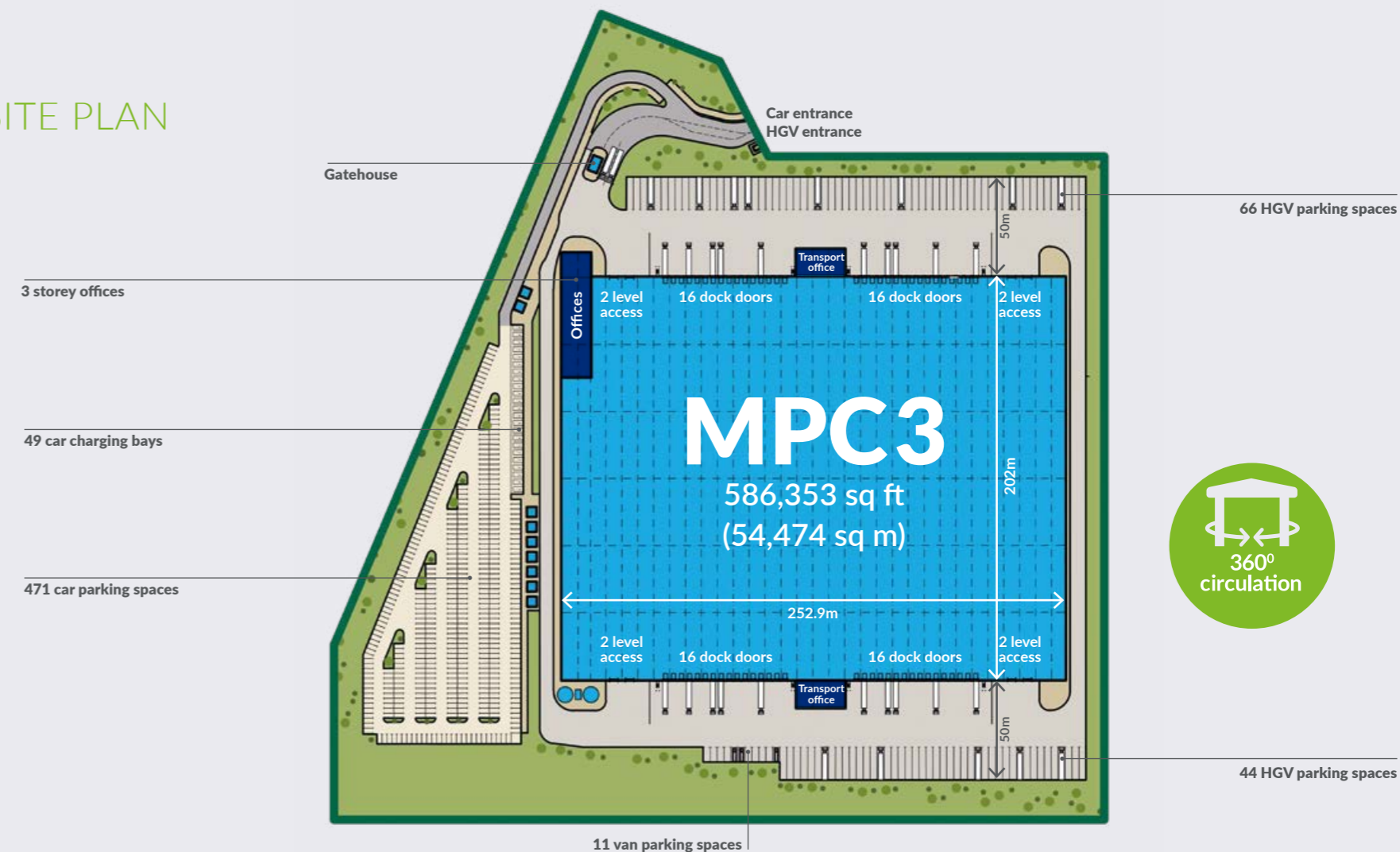


50 kN psm floor loading

Representative image



SITE PLAN

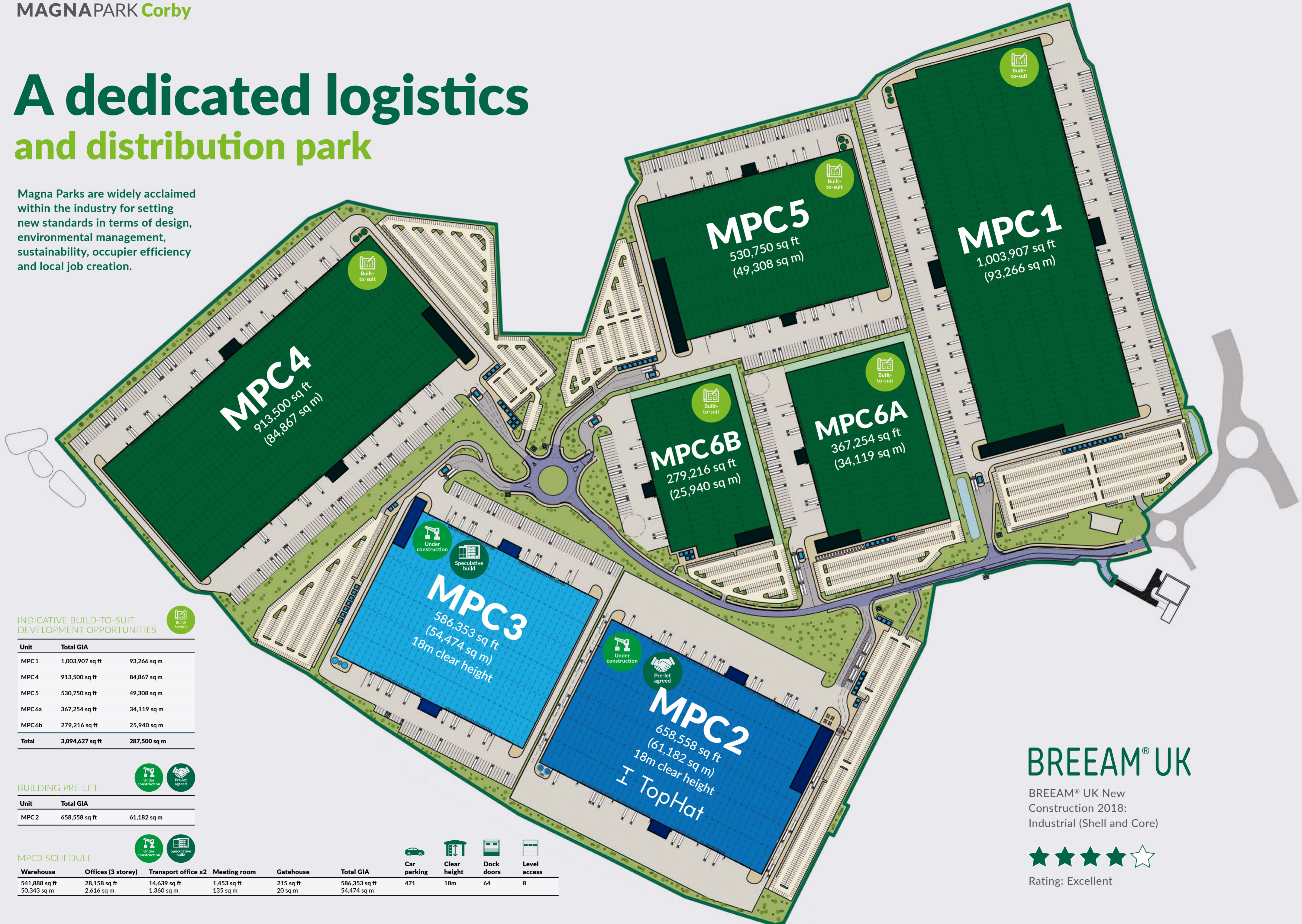


SCHEDULE

Warehouse	Offices (3 storey)	Transport office x2	Meeting room	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
541,888 sq ft 50,343 sq m	28,158 sq ft 2,616 sq m	14,639 sq ft 1,360 sq m	1,453 sq ft 135 sq m	215 sq ft 20 sq m	586,353 sq ft 54,474 sq m	471	18m	64	8

A dedicated logistics and distribution park

Magna Parks are widely acclaimed within the industry for setting new standards in terms of design, environmental management, sustainability, occupier efficiency and local job creation.



INDICATIVE BUILT-TO-SUIT DEVELOPMENT OPPORTUNITIES

Unit	Total GIA	
MPC1	1,003,907 sq ft	93,266 sq m
MPC4	913,500 sq ft	84,867 sq m
MPC5	530,750 sq ft	49,308 sq m
MPC6a	367,254 sq ft	34,119 sq m
MPC6b	279,216 sq ft	25,940 sq m
Total	3,094,627 sq ft	287,500 sq m

BUILDING PRE-LET

Unit	Total GIA	
MPC2	658,558 sq ft	61,182 sq m

MPC3 SCHEDULE

Warehouse	Offices (3 storey)	Transport office x2	Meeting room	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
541,888 sq ft 50,343 sq m	28,158 sq ft 2,616 sq m	14,639 sq ft 1,360 sq m	1,453 sq ft 135 sq m	215 sq ft 20 sq m	586,353 sq ft 54,474 sq m	471	18m	64	8

BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Rating: Excellent

Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



James Atkinson
Development Director, GLP

james.atkinson@glp.com
 +44 (0)7890 564 941

Alex Eade
Development Surveyor, GLP

alex.eade@glp.com
 +44 (0)7398 195 069

London office
50 New Bond Street
London WS1 1BJ

GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. February 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Adrienne Howells
Senior Development Director, GLP

adrienne.howells@glp.com
 +44 (0)7908 901 375



Andy Hall
 andy.hall@m1agency.co.uk
 +44 (0)7824 525 821

James Keeton
 james.keeton@m1agency.co.uk
 +44 (0)7812 250 857



Toby Green
 tgreen@savills.com
 +44 (0)20 7409 9903

John Madocks-Wright
 jmwright@savills.com
 +44 (0)20 7409 8151

Charles Spicer
 caspicer@savills.com
 +44 (0)121 634 8407



Navigating via the what3words app
You can also simply enter your destination's what3words address into the what3words app, then tap 'Navigate' to get directions in your favourite apps such as Google Maps, Waze or Navmii. When navigating from your mobile device, please drive safely and do not use your device while driving.



Magna Park Corby
Corby
NN17 3JG



eu.glp.com