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EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU

CANMOOR

TO M1

CHEMENCE MEDICAL

GREGGS

UNITED BEAUTY

COMPANY SHOP GROUP

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PRINCEWOOD ROAD

UNDER CONSTRUCTION Q2 2023

STEPHEN SANDERSON TRANSPORT

ultimadisplays
portable marketing solutions

WISE LOGISTICS

Ball & Young Ltd
A Vita Group Company

BIBBY
FINANCIAL SERVICES

Indicative Image

New Warehouse / Industrial Units
138,400 – 177,750 sq ft **TO LET**

- Brand New Development
- Prominent Location
- 12.5m Eaves Height

- B2/B8 Planning Consent
- 1MVA Power to Site
- Targeting BREEAM 'Excellent'

CORBY

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Indicative Image

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CORBY

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SPECIFICATION

24/7 ACCESS

50KN/M2 FLOOR LOADING

EV CHARGING

SECURE YARD AREAS

DOCK LEVEL LOADING

12.5M EAVES HEIGHT

UP TO 1MVA POWER TO SITE

B2/B8 PLANNING CONSENT

TARGET BREEAM 'EXCELLENT'

UNIT 1
177,750 SQ FT

UNIT 2
138,400 SQ FT

160 Car Parking Spaces

2 Level Loading Doors

11 Dock Level Loading Doors

50m

3 Level Loading Doors

14 Dock Level Loading Doors

50m

128 Car Parking Spaces

ACCOMMODATION

UNIT 1	sq ft	sq m
Warehouse	169,250	15,723.8
GF Offices	4,250	394.8
FF Offices	4,250	394.8
Total	**177,750**	**16,513.4**

UNIT 2	sq ft	sq m
Warehouse	169,250	15,723.8
GF Offices	4,250	394.8
FF Offices	4,250	394.8
Total	**138,400**	**12,857.7**

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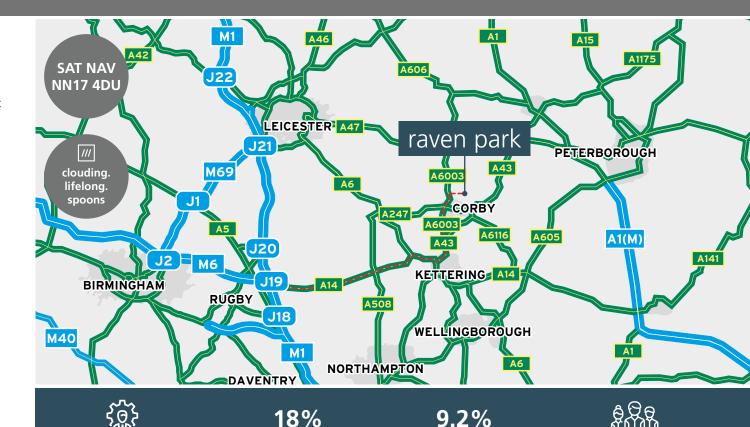EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU

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LOCATION

Earlstrees Industrial Estate is based in Corby, Northamptonshire. The Estate itself is situated off the A6116 and the A427 and has excellent transport links with the A43.

COMMUNICATIONS

J7 A14	11 miles	14 mins
J16 A1M	15 miles	23 mins
Northampton	24 miles	39 mins
Leicester	25 miles	44 mins
M1/M6 Catthorpe Interchange	29 miles	43 mins
DIRFT	32 miles	44 mins
Birmingham	63 miles	1hr 8 mins
London	85 miles	2hr 7 mins
Felixstowe	113 miles	2hr 2 mins

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342,139 Economically active local population in the surrounding area

18% Of the population work in the manufacturing, transport and storage sector.

9.2% Process, plant and machine operatives is 9.2% higher than average

98% of the UK population can be accessed within 4 hours

TERMS
All units are available on Full Reparing and Insuring Leases direct from the Landlord.

PLANNING
Planning consent for B2 and B8 uses.

FURTHER INFORMATION
For further information or availability please contact the joint agents.

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