

raven park

EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU

CANMOOR



Indicative image

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

- Brand New Development
- Prominent Location
- Planning Consent for 138k - 177k sq ft
- B2/B8 Planning Consent
- Build to Suit Opportunities up to 300k sq ft
- Bespoke Freehold Turnkey Options Available

CORBY

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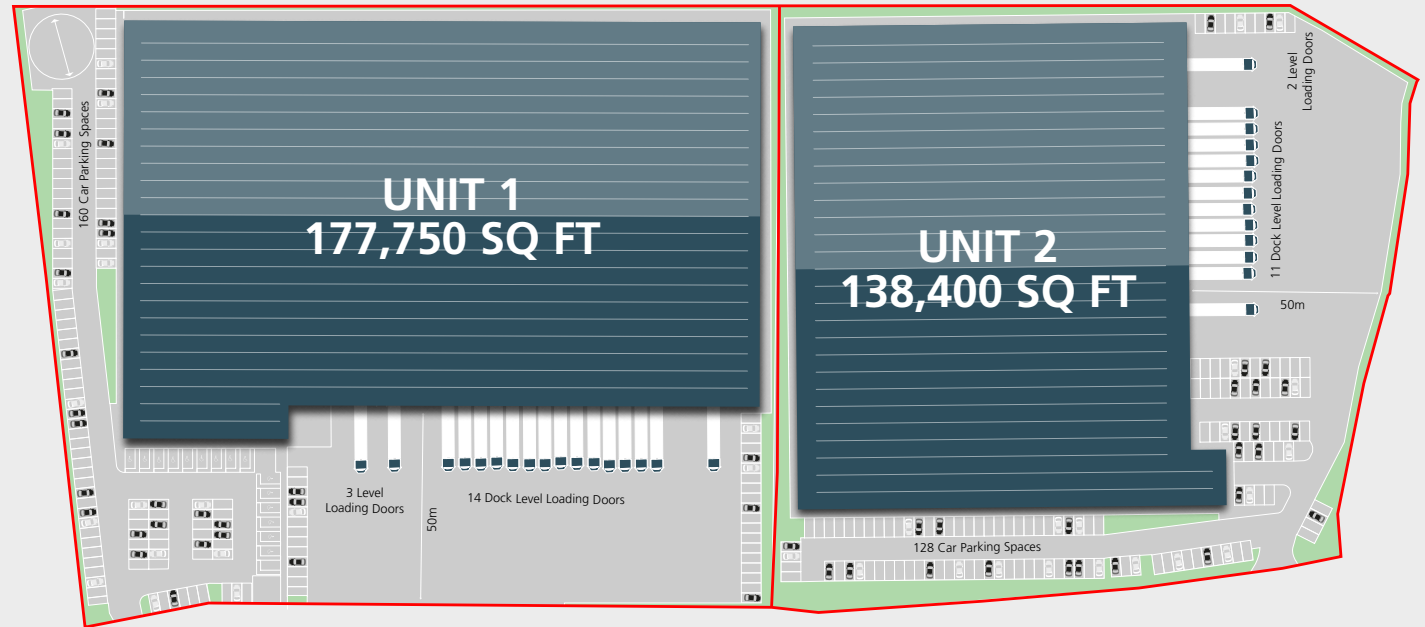
CORBY

ACCOMMODATION

GIA (GROSS INTERNAL AREA)

UNIT 1	sq ft	sq m
Warehouse	169,250	15,723.8
Ground Floor Office	4,250	394.8
First Floor Office	4,250	394.8
Total	177,750	16,513.4

UNIT 2	sq ft	sq m
Warehouse	129,900	12,068.1
First Floor Office	4,250	394.8
Second Floor Office	4,250	394.8
Total	138,400	12,857.7



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 BREAM
'EXCELLENT'

raven park

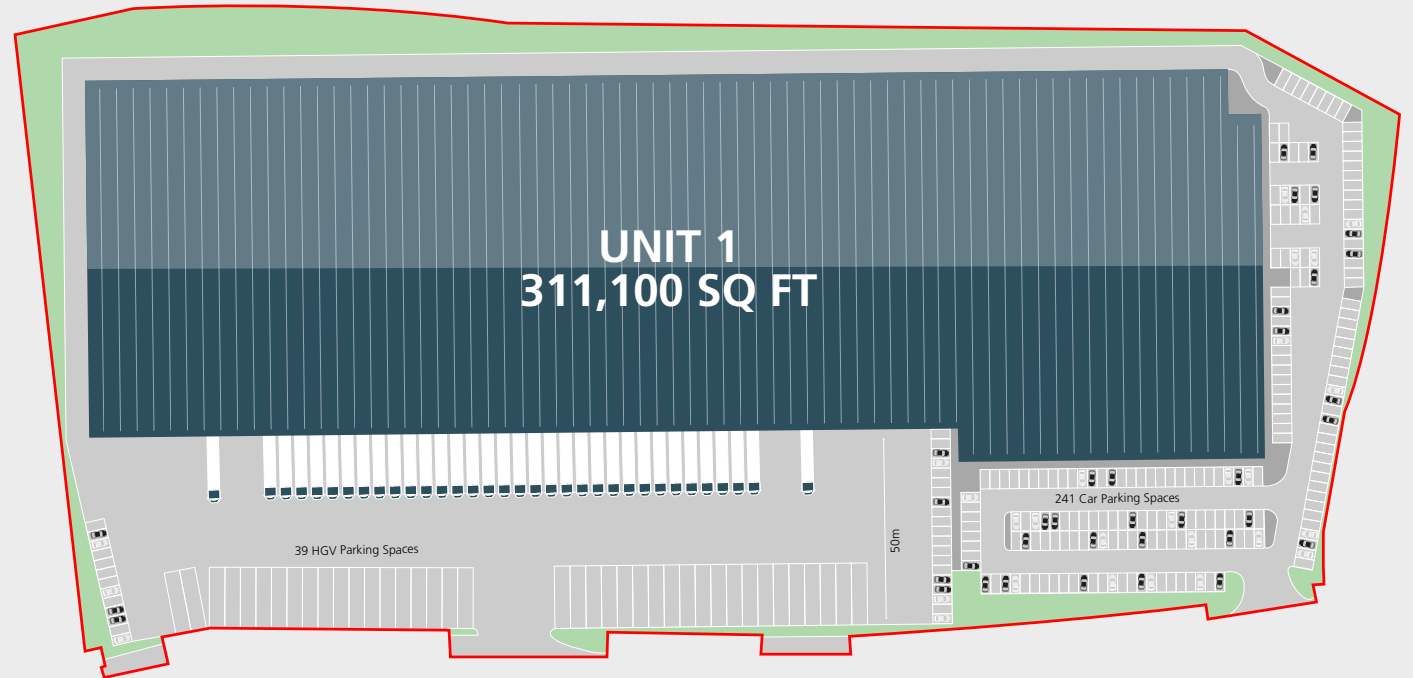
EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU

ACCOMMODATION

GIA (GROSS INTERNAL AREA)

ALTERNATIVE OPTION

UNIT 1	sq ft	sq m
Warehouse	297,750	27,661.9
Ground Floor Office	6,675	620.1
First Floor Office	6,675	620.1
Total	311,100	28,902.1



SPECIFICATION



24/7
ACCESS



50KN/M2
FLOOR LOADING



EV
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SECURE
YARD AREAS



DOCK LEVEL
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12.5M EAVES
HEIGHT



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B2/B8 PLANNING
CONSENT



TARGET BREEAM
'EXCELLENT'

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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.

CONNECTIVITY

J17 A14	11 miles
J17 A1M	20 miles
Northampton	24 miles
Leicester	25 miles
M1/M6 Catthorpe Interchange	29 miles
DIRFT	32 miles
Birmingham	63 miles
London	85 miles
Felixstowe	113 miles

LABOUR SUPPLY



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



342,139 Economically active local population in the surrounding area.



9.2% higher than average is the statistic for process, plant, and machine operatives.

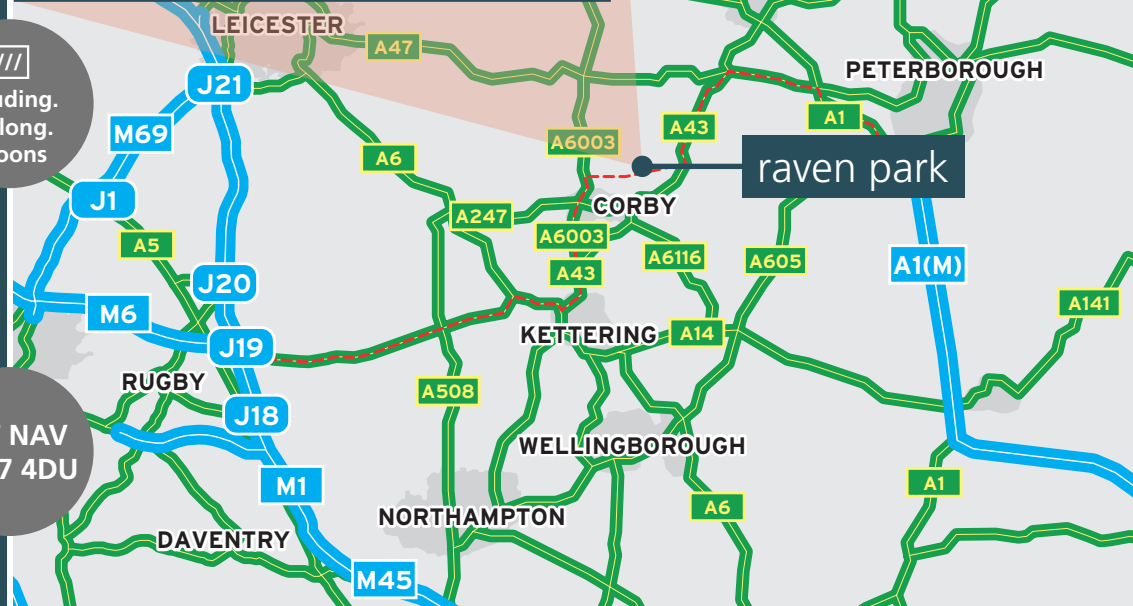


98% of the UK population can be accessed within 4 hours.

Source: nomisweb.co.uk

PLANNING

Planning consent for B2 and B8 uses.



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SAT NAV NN17 4DU

FURTHER INFORMATION

For further information or availability please contact the joint agents.

TERMS

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

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