

EVO 60 & 169

CORBY

Corby | Northamptonshire | NN17 5JX

CORBY

To Let

61,060 sq ft & 169,127 sq ft
Warehouse/Industrial

Available Now

EVO 60
CORBY

EVO 169
CORBY

KEY HIGHLIGHTS



BEST IN CLASS
SUSTAINABLE
WAREHOUSING



BREEAM
EXCELLENT

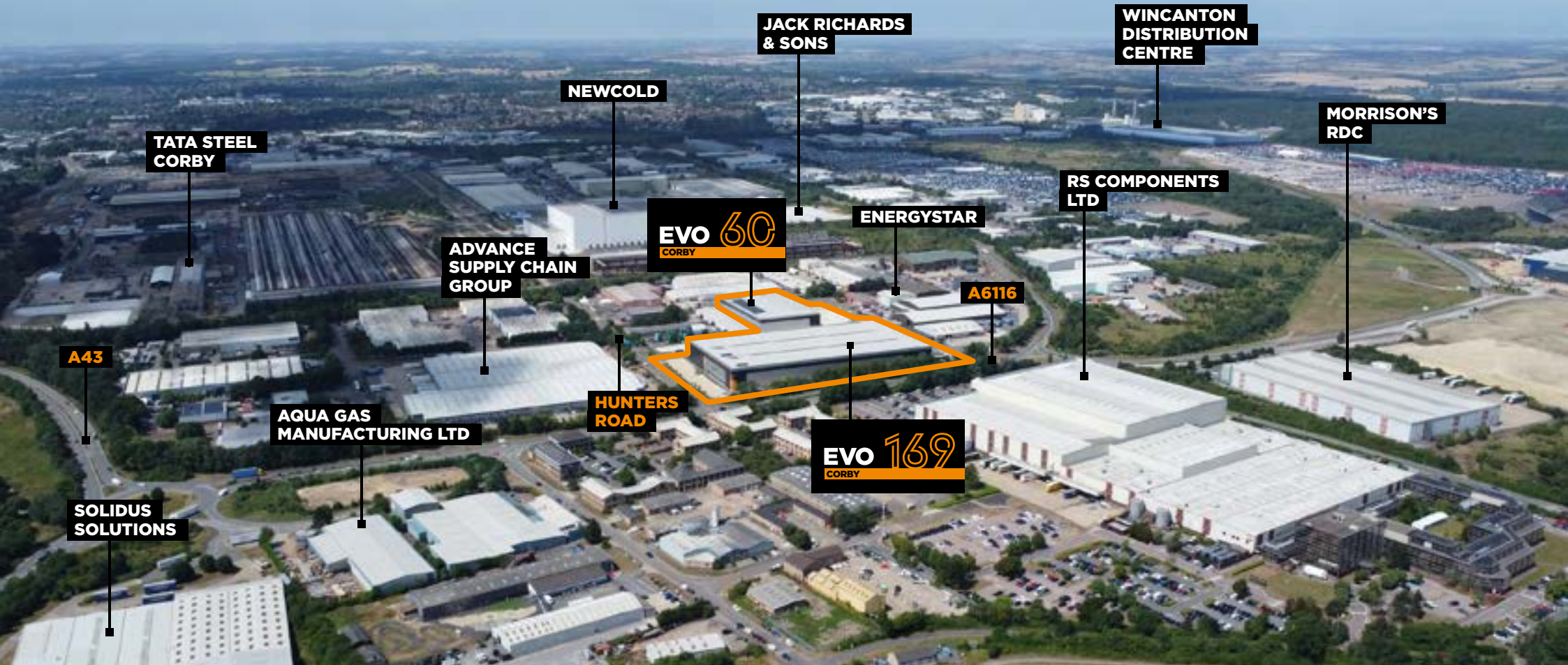


EPC
A+



EXCELLENT
POWER
SUPPLY

LOCATION



≡ **EVO Corby 60** is on Sallow Road at its junction to the A6116. **EVO Corby 169** is on Hunters Road at its junction to the A6116.

≡ Evo Corby is a great central location with easy access to the midlands and the north.

≡ Evo Corby has immediate access to the A43, is only 11 miles to the A14, and 28 miles from Junction 19 of the M1.

≡ The Port of Felixstowe and Heathrow airport are both within 2 hours drive.

≡ About 87% of the UK population is within a 4.5 hour HGV drive of Northampton.

ACCOMMODATION

Ground Floor Warehouse and Ancillary	156,840 sq ft	14,571 sq m
First Floor Fitted Office	5,853 sq ft	544 sq m
Second Floor Fitted Office	6,242 sq ft	580 sq m
Gatehouse	192 sq ft	18 sq m
TOTAL	169,127 sq ft	15,713 sq m

Ground Floor Warehouse and Ancillary	54,804 sq ft	5,092 sq m
First Floor Fitted Office	6,256 sq ft	581 sq m
TOTAL	61,060 sq ft	5,673 sq m

All areas are on a GIA basis.



PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

TERMS

Available to lease on terms to be agreed.

WARRANTY

Full package of warranties available.

PHOTOVOLTAIC ROOF PANELS



SPECIFICATION

KEY FEATURES



40M YARD DEPTH

2 LEVEL ACCESS DOORS

4 DOOR DOCKS

PHOTOVOLTAIC PANELS

GATED AND FENCED DEVELOPMENT

POWER 412 kVA



12.5M EAVES HEIGHT

50KN PER SQ M FLOOR LOADING



GRADE A FULLY FITTED FIRST FLOOR OFFICES

49 CAR PARKING SPACES

**RAISED ACCESS FLOORS
COMFORT COOLING
HIGH SPEED FIBRE BROADBAND
LED LIGHTING WITH PIR SENSORS**

6 EV CHARGING POINTS

SPECIFICATION

KEY FEATURES



50M YARD DEPTH

15 DOOR DOCKS

2 LEVEL ACCESS DOORS

PHOTOVOLTAIC PANELS

GATED AND FENCED DEVELOPMENT

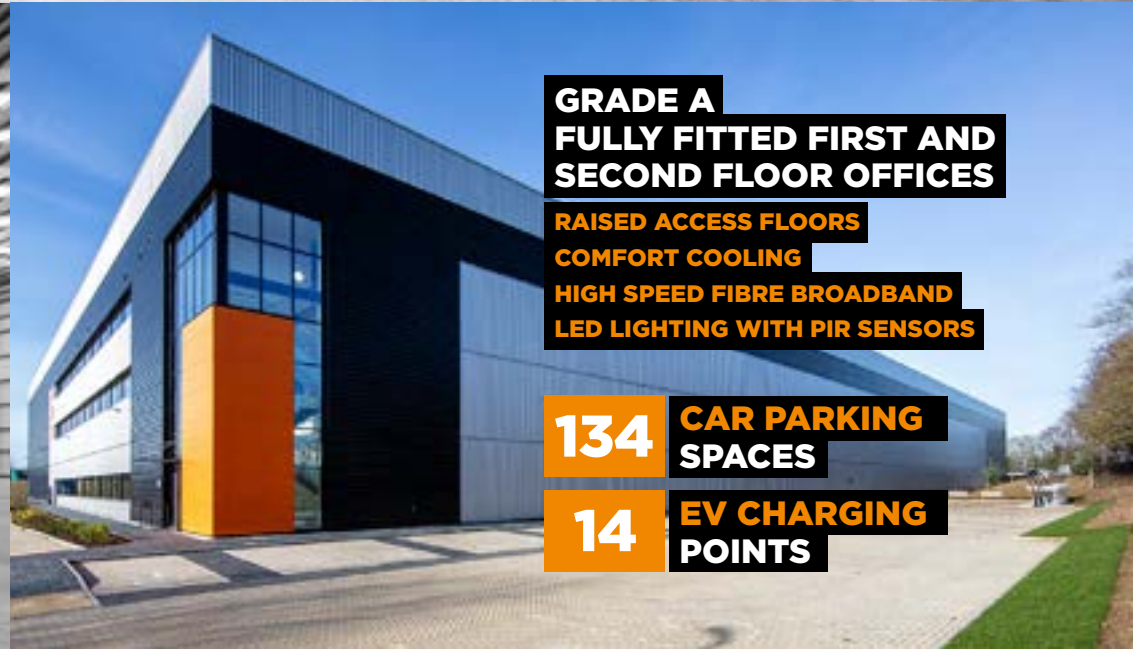
SECURITY GATEHOUSE

POWER 991 kVA



15M EAVES HEIGHT

50KN PER SQ M FLOOR LOADING



GRADE A FULLY FITTED FIRST AND SECOND FLOOR OFFICES

**RAISED ACCESS FLOORS
COMFORT COOLING
HIGH SPEED FIBRE BROADBAND
LED LIGHTING WITH PIR SENSORS**

134 CAR PARKING SPACES

14 EV CHARGING POINTS



**PACKED
FULL OF
FEATURES!**



SUSTAINABILITY

We know you want a building with low running costs and a low carbon footprint.

EVO Corby 60 and 169 are **BREEAM Excellent** and **Net Zero Carbon** in operation, so will boost your green credentials whilst reducing your environmental impact. We have achieved an **EPC A+ rating** for energy performance, marking these as our first net zero carbon buildings in operation. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are ready to fit out and a raised floor makes hardware installation easy.

“**CLEAN, GREEN AND LEAN**
(NOT MEAN)”



**LED LIGHTING
WITH PIR
SENSORS**



**RECYCLED
MATERIALS**



**GREEN
BREAKOUT
AREA**



**PHOTOVOLTAIC
ROOF
PANELS**



**SECURE
CYCLE
STORAGE**

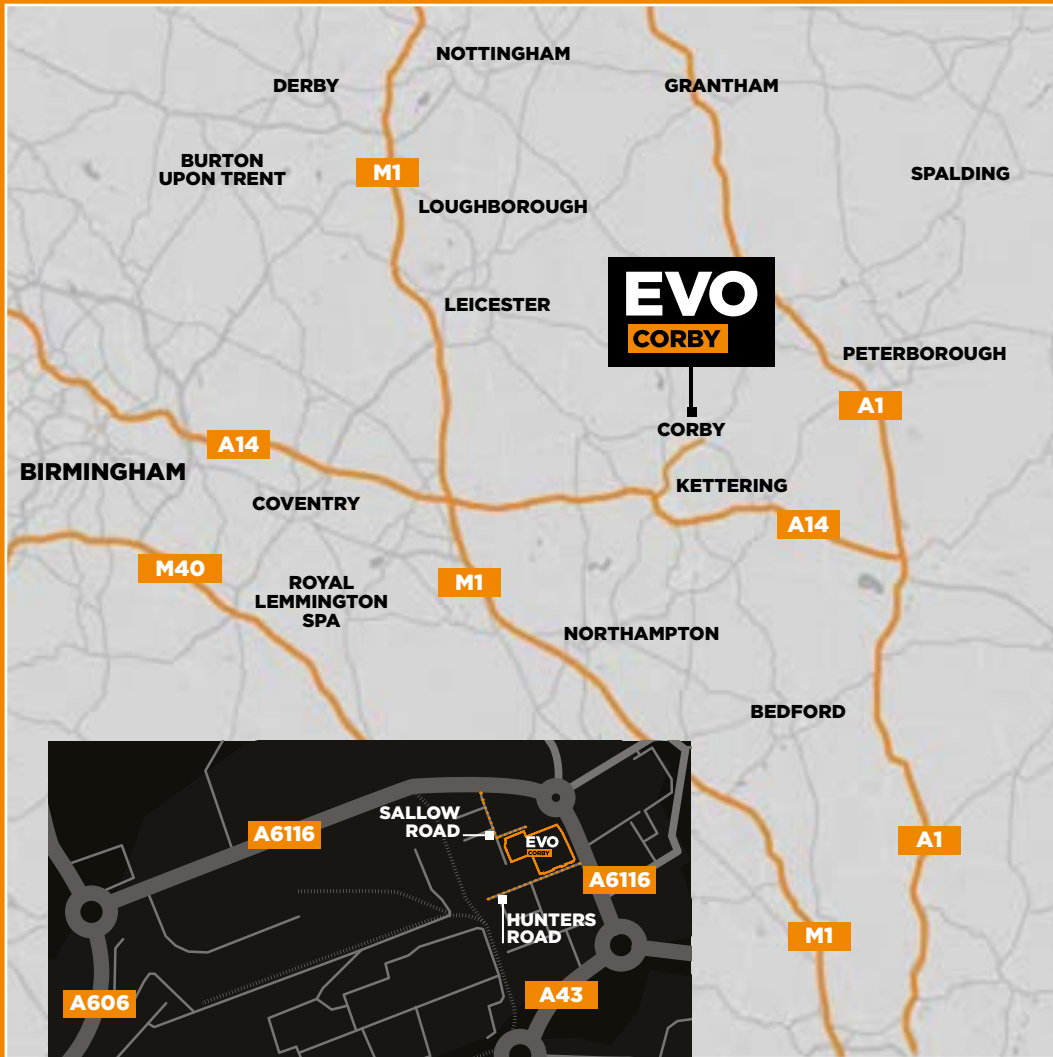


**13%
WAREHOUSE
ROOF LIGHTS**



**EV
CHARGING
SPACES**

OUR AGENTS



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. 252153/September 2025.

 **PineBridge**
INVESTMENTS