

# raven park

EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU

CANMOOR



## 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

# raven park

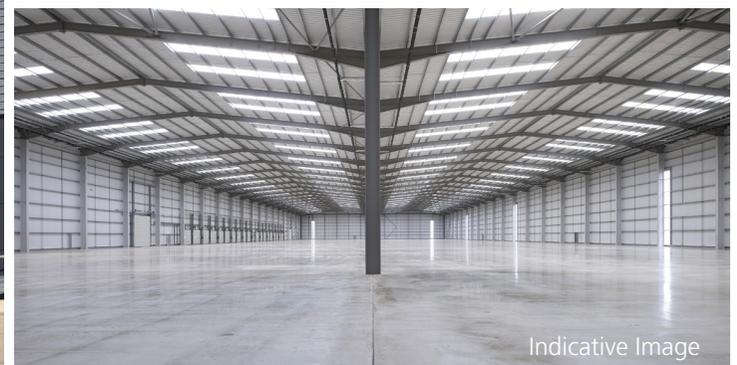
EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU



Indicative Image



Indicative Image



Indicative Image



Indicative Image

# CORBY

## SPECIFICATION



24/7 ACCESS



50KN/M2  
FLOOR LOADING



EV CHARGING



SECURE YARD  
AREAS



DOCK LEVEL  
LOADING



12.5M EAVES  
HEIGHT



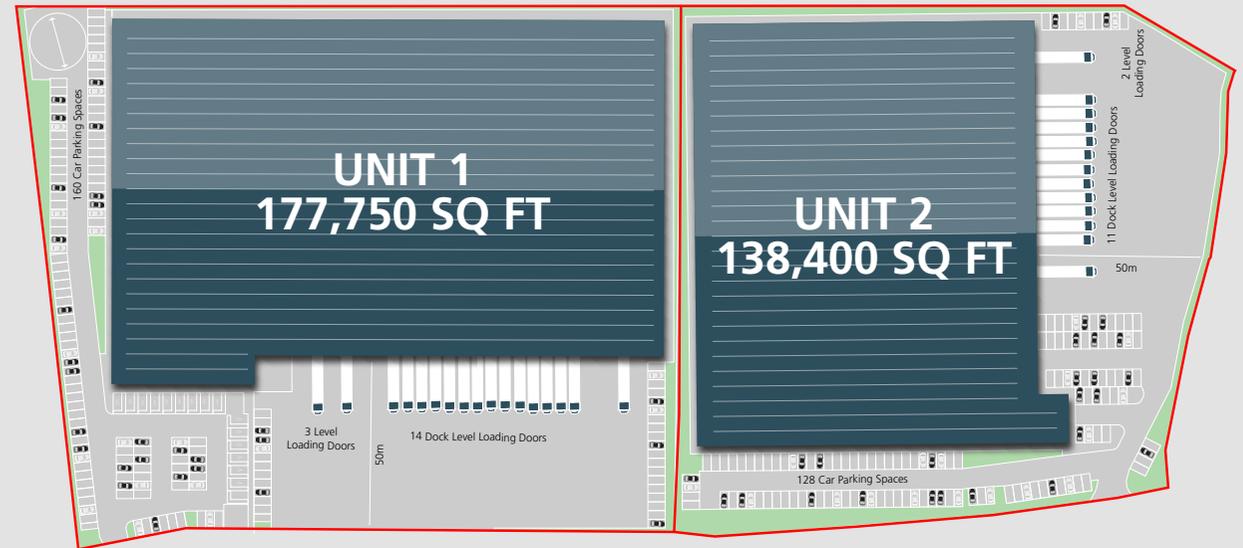
UP TO 1MVA  
POWER TO SITE



B2/B8 PLANNING  
CONSENT



TARGET BREEAM  
'EXCELLENT'



## ACCOMMODATION

GIA (GROSS INTERNAL AREA)

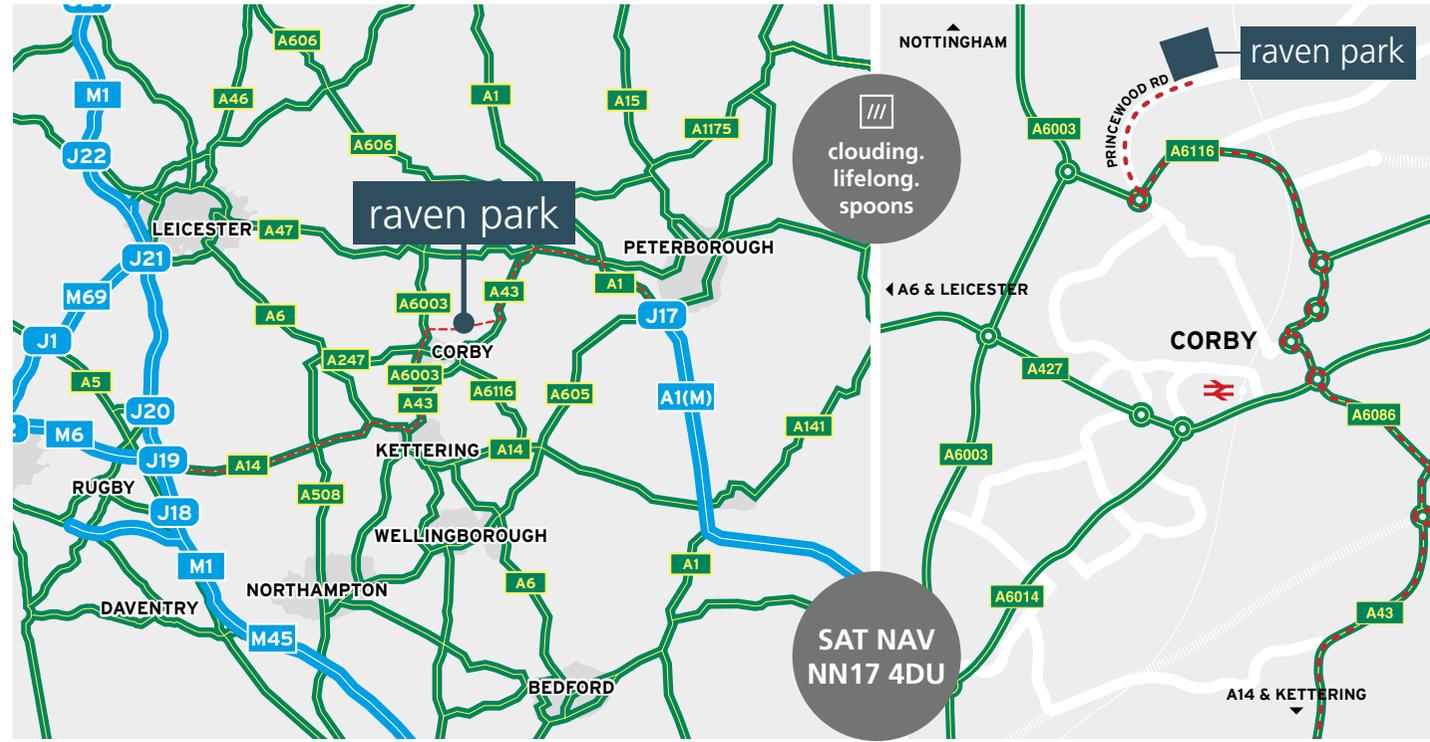
UNIT 1	sq ft	sq m	UNIT 2	sq ft	sq m
Warehouse	169,250	15,723.8	Warehouse	129,900	12,068.1
GF Offices	4,250	394.8	GF Offices	4,250	394.8
FF Offices	4,250	394.8	FF Offices	4,250	394.8
<b>Total</b>	<b>177,750</b>	<b>16,513.4</b>	<b>Total</b>	<b>138,400</b>	<b>12,857.7</b>

## 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
J17 A1M	20 miles	32 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



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 Repairing and Insuring Leases direct from the Landlord.

## FURTHER INFORMATION

For further information or availability please contact the joint agents.

## PLANNING

Planning consent for B2 and B8 uses.

**DTRE**

**020 3328 9080**

[www.dtre.com](http://www.dtre.com)

**Ollie Withers**

[ollie.withers@dtre.com](mailto:ollie.withers@dtre.com)  
+44 (0) 7496852526

**Jamie Catherall**

[jamie.catherall@dtre.com](mailto:jamie.catherall@dtre.com)  
+44 (0) 77 1824 2693

**Knight Frank**

**0121 200 2220**

**[KnightFrank.co.uk](http://KnightFrank.co.uk)**

**James Clements**

[james.clements@knightfrank.com](mailto:james.clements@knightfrank.com)  
+44 (0) 74 3616 5015

**Edward Kennerley**

[edward.kennerley@knightfrank.com](mailto:edward.kennerley@knightfrank.com)  
+44 (0) 79 7218 7779