

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

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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



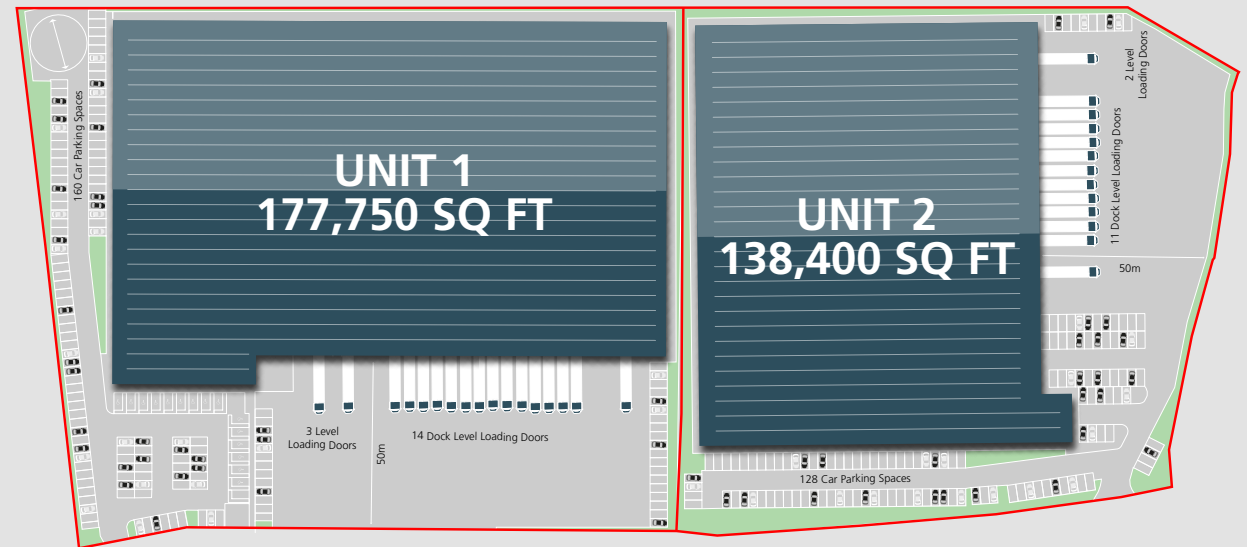
UP TO 1MVA
POWER TO SITE



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 |
| Ground Floor Offices | 4,250 | 394.8 | Ground Floor Offices | 4,250 | 394.8 |
| First Floor Offices | 4,250 | 394.8 | First Floor Offices | 4,250 | 394.8 |
| Total | 177,750 | 16,513.4 | Total | 138,400 | 12,857.7 |

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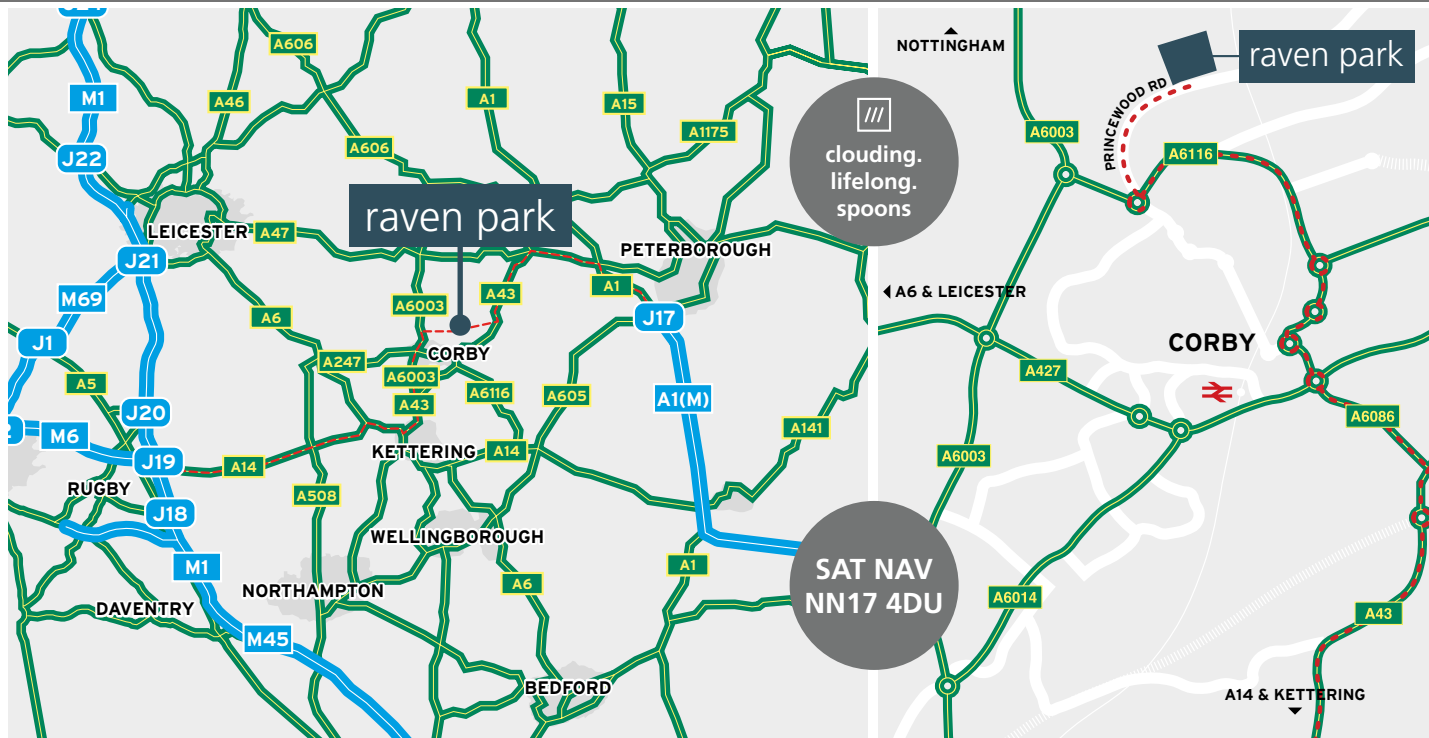


LOCATION

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 |
| 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.

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