



UNDER  
CONSTRUCTION

UNIT 2  
PRE-LET



## New Warehouse / Industrial Unit 177,750 sq ft **TO LET**

- Brand New Speculative Development
- 1 MVA Power Supply
- 15M Clear Height
- B2/B8 Planning Consent
- Practical Completion April 2026
- Secured Yard Area

# raven park

EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4XD

## DESCRIPTION

Raven Park, Corby, is a brand new industrial / logistics development with local and national reach. Located in Corby, an established industrial and logistics hub. Positioned at the heart of the UK's expansive transportation network, it offers seamless connectivity via the A43 to the A14, M1 and A1, linking the region to London, the Midlands, and the North.



# CORBY



NFU Mutual



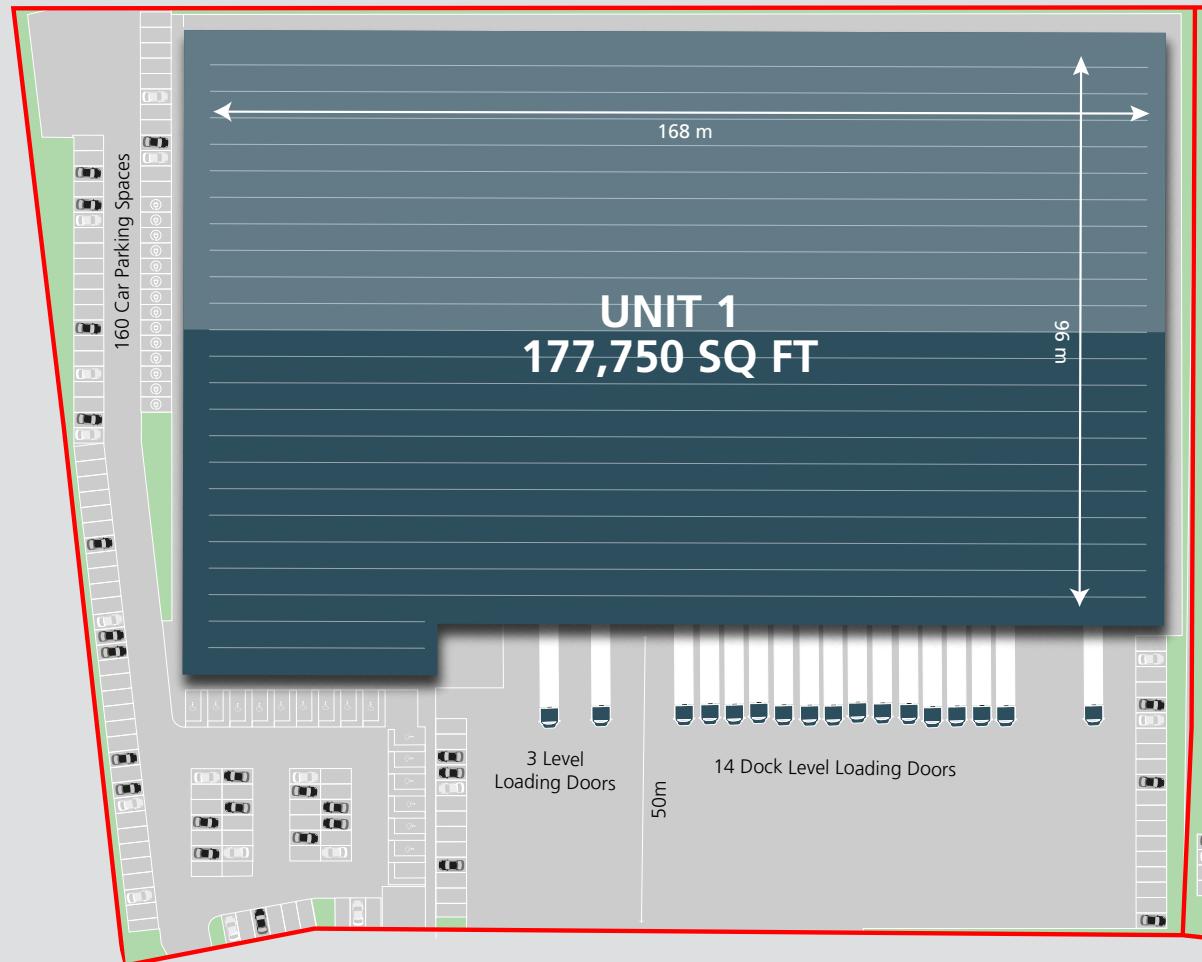
## SITE PLAN & SPECIFICATION

14 DOCK LEVEL DOORS	3 LEVEL ACCESS DOORS	160 CAR PARKING SPACES	24 HR SITE ACCESS
14 EV CHARGING SPACES	15M CLEAR HEIGHT	50 M YARD DEPTH	B2/B8 PLANNING CONSENT
50KN/M2 FLOOR LOADING	UP TO 1MVA POWER	TWO STOREY OFFICES	SECURED YARD AREA

## 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
<b>Total</b>	<b>177,750</b>	<b>16,513.4</b>



## SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO



14 EV CHARGING SPACES



NET ZERO CARBON IN CONSTRUCTION



10% ROOF SOLAR PV INSTALLED, 100% PV READY



EFFECTIVE THERMAL INSULATION



TARGET BREEAM EXCELLENT



REDUCED FLOW WATER FITTINGS



GENEROUS CYCLE STORAGE



TARGET EPC A



EFFICIENT HEAT RECOVERY



SUSTAINABLE TRAVEL OPTIONS WITH LOCAL BUS LINKS



LED LIGHTING SYSTEM





NFU Mutual

CANMOOR

## POPULATION AND DEMOGRAPHICS



RELEVANT LABOUR COSTS IN CORBY ARE ON AVERAGE **£0.25 PER HOUR LESS** THAN IN NORTHAMPTON AND COVENTRY



**7.9% WORKING POPULATION** EMPLOYED IN PLANT AND MACHINE OPERATIONS IN NORTH NORTHAMPTONSHIRE.



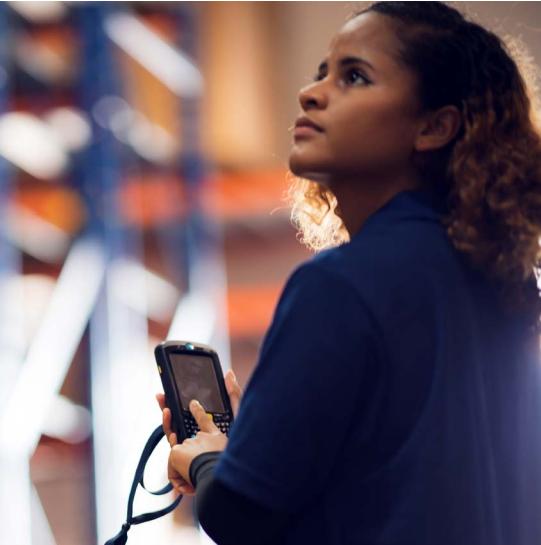
**18% OF THE LOCAL POPULATION**  
WORK WITHIN THE TRANSPORT  
AND STORAGE SECTOR



**6,544 JOBSEEKERS**  
WITHIN THE  
NORTHAMPTON AREA



**342,139 ECONOMICALLY**  
ACTIVE LOCAL  
POPULATION IN THE  
SURROUNDING AREA



**70% OF THE UK POPULATION**  
CAN BE ACCESSED WITHIN 3  
HOURS DRIVE



**2.3 MILES**  
TO CORBY RAILWAY  
STATION



PRINCEWOOD ROAD IS SERVICED  
BY #4 BUS ROUTE, CONNECTING  
TO CORBY TOWN CENTRE



ACCESSIBLE COUNTRYSIDE  
AND OUTDOOR SPACES  
NEARBY

Source: [nomisweb.co.uk](http://nomisweb.co.uk)

[canmoor-ravenpark.com](http://canmoor-ravenpark.com)

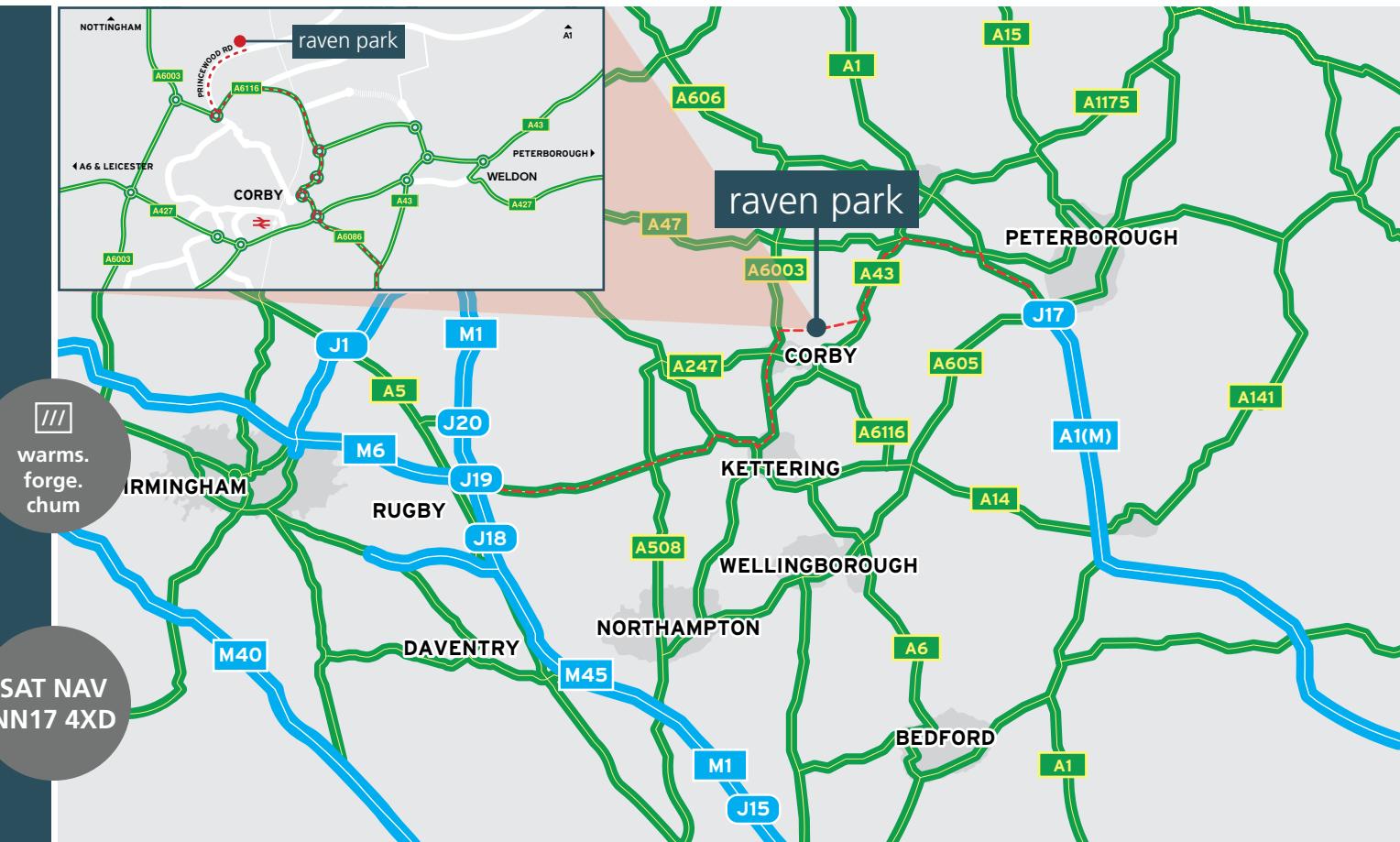


## LOCATION

Situated close to the A43 and A14, and with convenient access to the M1, A1(M), and the East Coast ports, Raven Park provides direct routes to the Midlands, South East, and wider UK markets.

## CONNECTIVITY

Corby Town Centre	1.9 miles
Kettering	9.5 miles
A14 (J17)	11 miles
A1(M) (J17)	20 miles
Northampton	24 miles
Leicester	25 miles
M1/M6 Catthorpe Interchange	29 miles
DIRFT	32 miles
Birmingham	63 miles
London	85 miles



## FURTHER INFORMATION

For further information please contact the joint agents.

## TERMS

The unit is available on a new Full Repairing and Insuring lease direct from the Landlord.

## PLANNING

Planning consent for B2 and B8 uses.

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