

raven park

EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4XD



NFU Mutual

CANMOOR



CGI

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

- Brand New Speculative Development
- Prominent Location
- 15M Eaves Height
- B2/B8 Planning Consent
- Bespoke Freehold Turnkey Options Available
- Secured Yard Areas

# CORBY

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## 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 to the A43, A14, and M1, linking the region to London, the Midlands, and the North.



# CORBY

## SITE PLAN & SPECIFICATION



14 DOCK  
LEVEL DOORS



3 LEVEL  
ACCESS DOORS



160 CAR  
PARKING SPACES



24 HR SITE  
ACCESS



14 EV CHARGING  
SPACES



15M  
EAVES HEIGHT



50 M  
YARD DEPTH



B2/B8 PLANNING  
CONSENT



50KN/M2  
FLOOR LOADING



UP TO  
1MVA POWER



TWO STOREY  
OFFICES

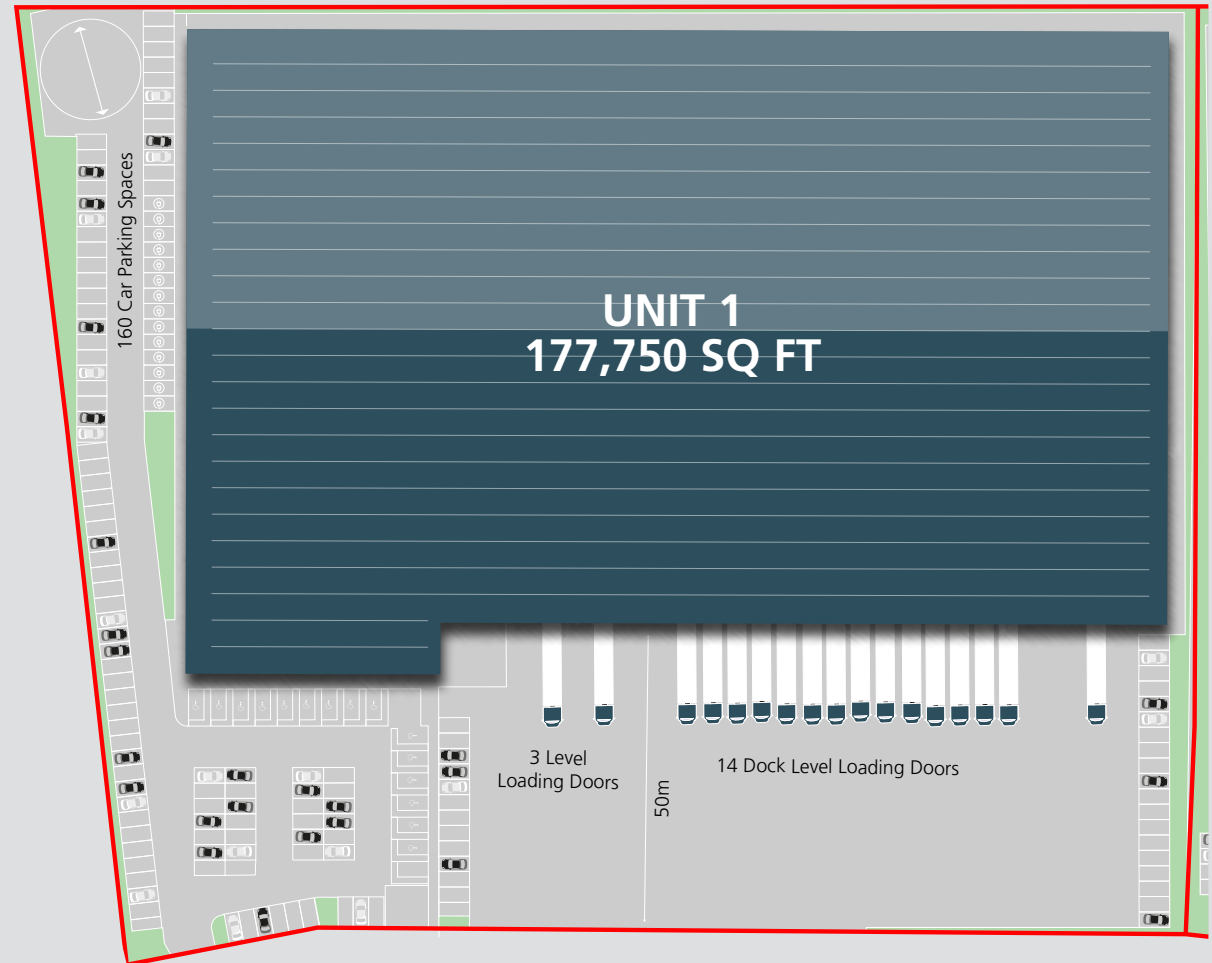


SECURED YARD  
AREAS

## 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>



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## SUSTAINABILITY IS AT THE HEART OF EVERYTHING WE DO



14 EV CHARGING SPACES



NET ZERO CARBON IN CONSTRUCTION



10% 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



# CORBY

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** PEOPLE LOOKING FOR WORK WITH IN AREA OF NORTHAMPTON



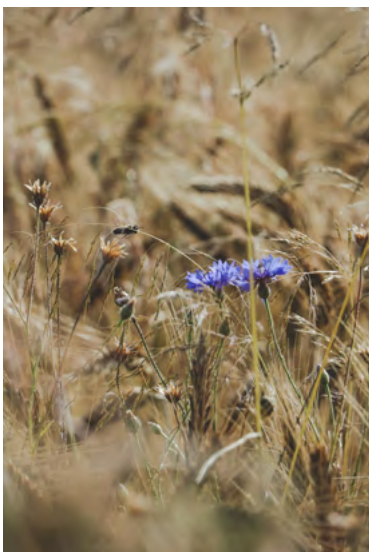
**342,139** ECONOMICALLY ACTIVE LOCAL POPULATION IN THE SURROUNDING AREA



**98%** OF THE UK POPULATION CAN BE ACCESSED WITHIN 4 HOURS



**2.3 MILES** TO CORBY RAILWAY STATION



**EXTENSIVE LOCAL BUS** NETWORK LINKING THE SITE TO THE NORTHAMPTON AREA



AREA OF WELLBEING AND OUTSTANDING NATURAL BEAUTY



Source: nomisweb.co.uk

## LOCATION

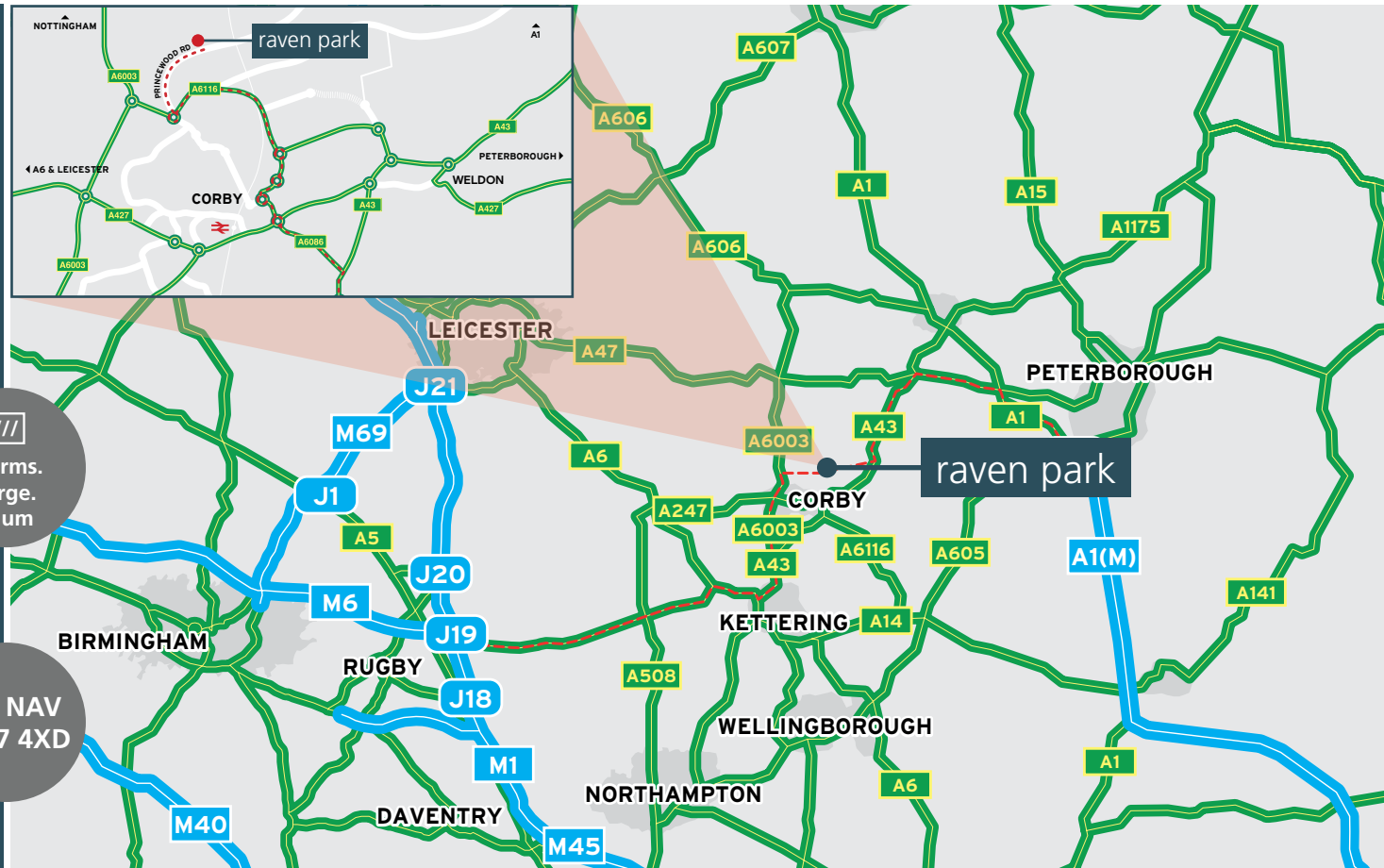
Situated close to the A43 and A14, and with convenient access to the M1, A1(M), and the East Coast ports, Raven Park provides direct routes to the Midlands, South East, and wider UK markets.

## CONNECTIVITY

Corby Town Centre	1.9 miles
Kettering	9.5 miles
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

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**SAT NAV**  
NN17 4XD



## 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.

## PLANNING

Planning consent for B2 and B8 uses.

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