

raven park

EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4DU

CANMOOR



Indicative Image

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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CORBY

SPECIFICATION



24/7 ACCESS



50KN/M2
FLOOR LOADING



EV CHARGING



SECURE YARD
AREAS



DOCK LEVEL
LOADING



12.5M EAVES
HEIGHT



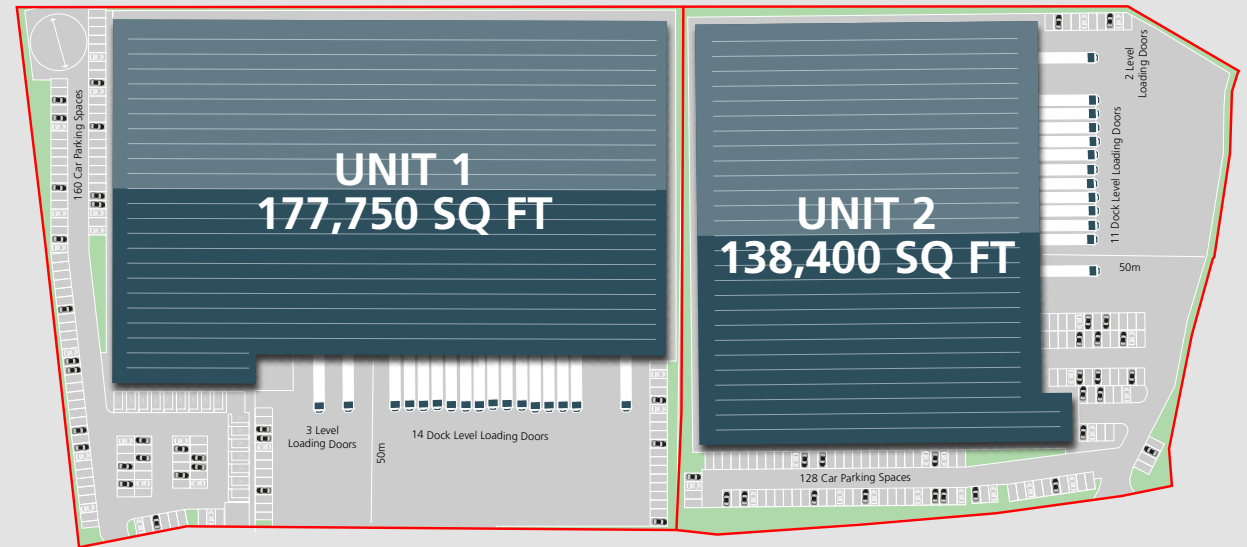
UP TO 1MVA
POWER TO SITE



B2/B8 PLANNING
CONSENT



TARGET BREEAM
'EXCELLENT'



ACCOMMODATION

GIA (GROSS INTERNAL AREA)

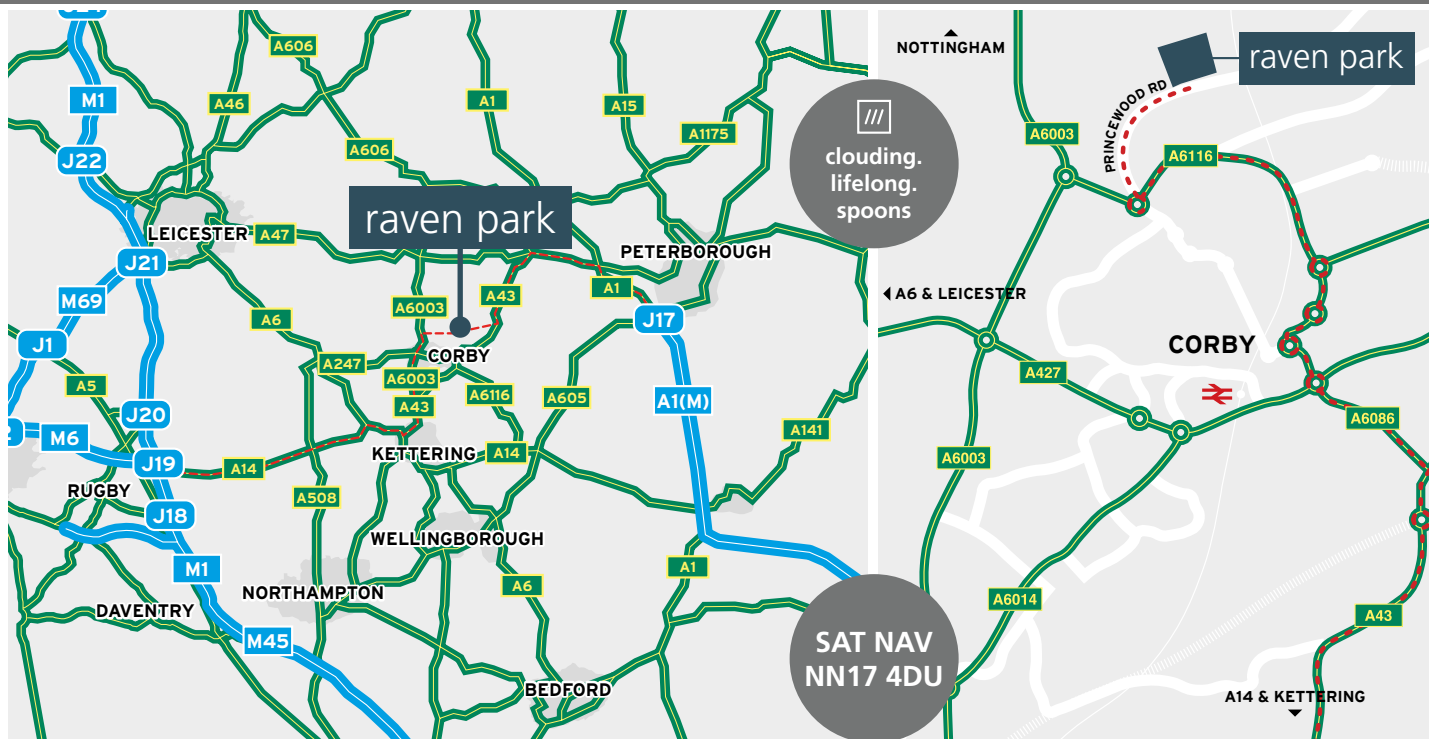
UNIT 1	sq ft	sq m	UNIT 2	sq ft	sq m
Warehouse	169,250	15,723.8	Warehouse	129,900	12,068.1
Ground Floor Offices	4,250	394.8	Ground Floor Offices	4,250	394.8
First Floor Offices	4,250	394.8	First Floor Offices	4,250	394.8
Total	177,750	16,513.4	Total	138,400	12,857.7

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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