

# EVO 169

**CORBY**

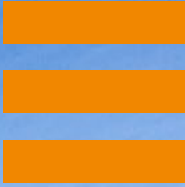
Hunters Road NN17 5JX  
**Corby | Northamptonshire**

# CORBY

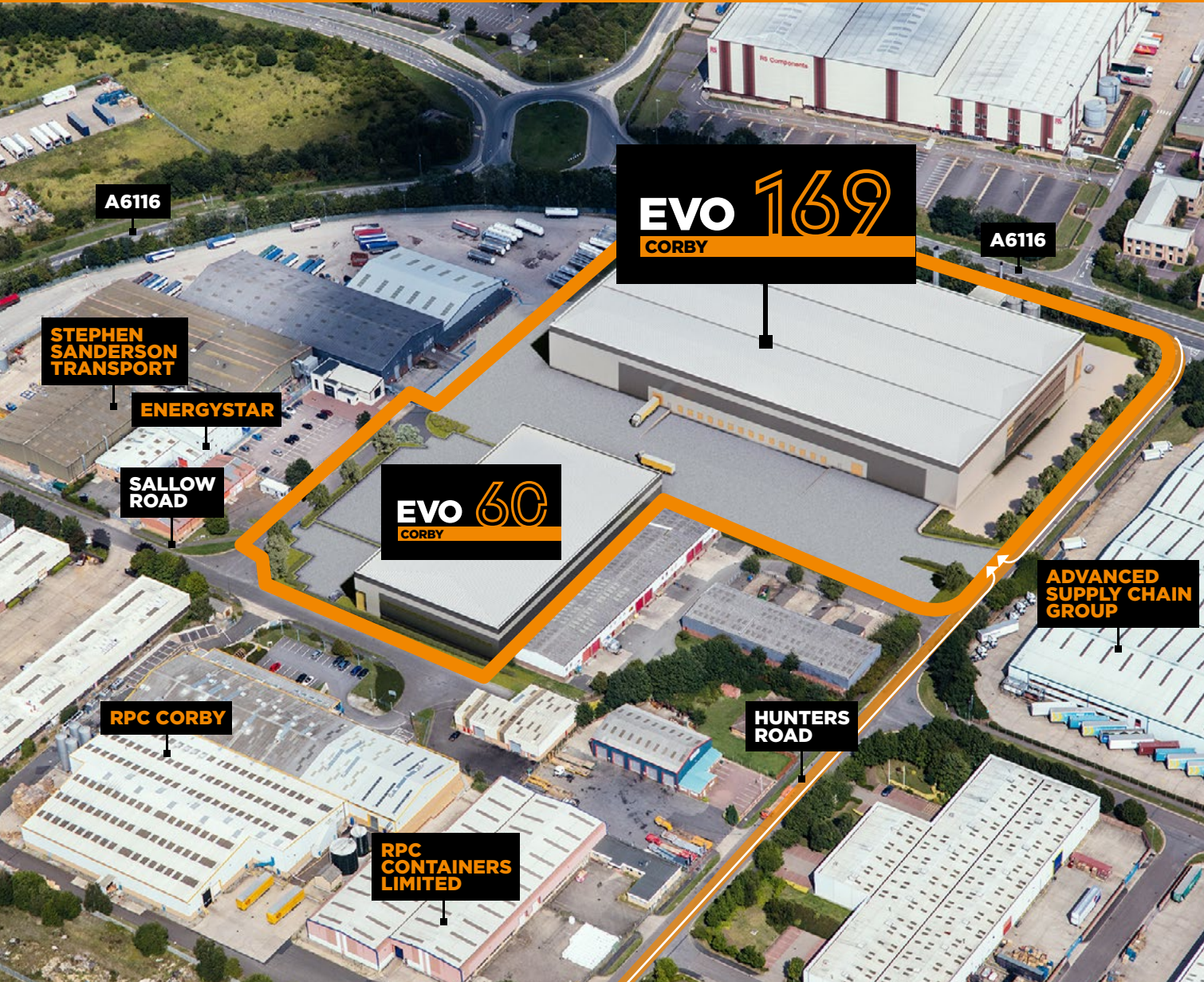
## To Let

168,935 sq ft (15,695 sq m)  
Warehouse/Industrial

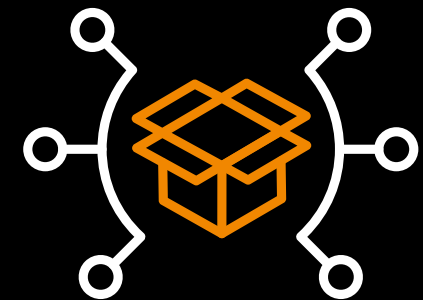
Available Now



# LOCATION



- ≡ **EVO Corby 169** is on Hunters Road at its junction to the A6116.
- ≡ Evo Corby is a great central location with easy access to the midlands and the north.
- ≡ Evo Corby has immediate access to the A43, is only 11 miles to the A14, and 28 miles from Junction 19 of the M1.
- ≡ The Port of Felixstowe and Heathrow airport are both within 2 hours drive.
- ≡ About 87% of the UK population is within a 4.5 hour HGV drive of Northampton.



# ACCOMMODATION

<b>EVO 169</b>	<b>Sq ft</b>	<b>Sq m</b>
<b>Ground Floor</b> Warehouse and Ancillary	156,840	14,571
<b>First Floor</b> Fitted Office	5,853	544
<b>Second Floor</b> Fitted Office	6,242	580
<b>TOTAL</b>	<b>168,935</b>	<b>15,695</b>

All areas are on a GIA sq ft basis.

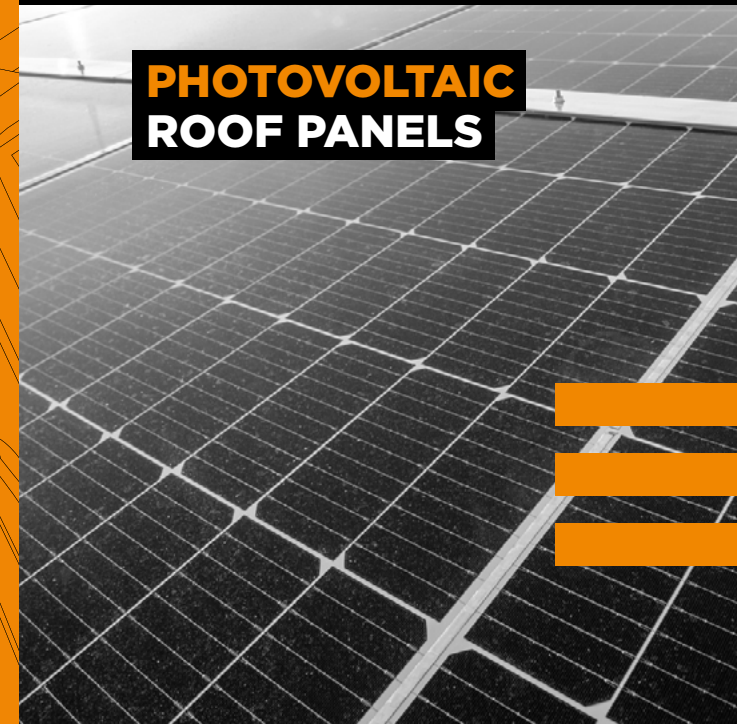


## PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

## TERMS

Available to lease on terms to be agreed. A sale of the freehold will also be considered.



**PHOTOVOLTAIC  
ROOF PANELS**



15m

## EAVES HEIGHT

(that's the equivalent of 9 x Tom Cruise)

50kN  
PER SQ M  
FLOOR LOADING

# SPECIFICATION

## KEY FEATURES



**50M YARD DEPTH**

**15 DOOR DOCKS**

**2 LEVEL ACCESS DOORS**

**PHOTOVOLTAIC PANELS**

**GATED AND FENCED DEVELOPMENT**

**POWER 991 kVA**



**GRADE A FULLY FITTED FIRST AND SECOND FLOOR OFFICES**

**RAISED ACCESS FLOORS**

**COMFORT COOLING**

**HIGH SPEED FIBRE BROADBAND**

**LED LIGHTING WITH PIR SENSORS**





**PACKED  
FULL OF  
FEATURES!**



# SUSTAINABILITY

We know you want a building with low running costs and a low carbon footprint.

EVO Corby 169 is **BREEAM Excellent** and **Net Zero Carbon** in use, so will boost your green credentials whilst reducing your environmental impact. We have an **EPC A+ rating** for energy performance, making it our first net zero carbon building. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are ready to fit out and a raised floor makes hardware installation easy.

“**CLEAN, GREEN AND LEAN**  
(NOT MEAN)”



**LED LIGHTING  
WITH PIR  
SENSORS**



**RECYCLED  
MATERIALS**



**GREEN  
BREAKOUT  
AREA**



**PHOTOVOLTAIC  
ROOF  
PANELS**



**RAINWATER  
HARVESTING**



**SECURE CYCLE  
STORAGE  
FOR 48 CYCLES**



**13%  
WAREHOUSE  
ROOF LIGHTS**



**14 EV  
CHARGING  
SPACES**

# OUR AGENTS



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“  
**BILLY LOVES EVO CORBY 169  
AND THINKS YOU WOULD TOO.  
HE CAN'T SHOW YOU AROUND  
THOUGH, SO PLEASE TALK  
TO ONE OF OUR AGENTS  
ABOVE**”



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. July 2024.



**EVO INDUSTRIAL**

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