

raven park

EARLSTREE INDUSTRIAL ESTATE ■ CORBY ■ NN17 4XD



NFU Mutual

CANMOOR

UNIT 2
PRE-LET



New Warehouse / Industrial Unit

177,750 sq ft **TO LET**

- Available Now
- Brand New Speculative Development
- 1 MVA Power Supply
- 15M Clear Height
- B2/B8 Planning Consent
- Secured Yard Area

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 via the A43 to the A14, M1 and A1, 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
CLEAR HEIGHT



50 M
YARD DEPTH



B2/B8 PLANNING
CONSENT



50KN/M2
FLOOR LOADING



UP TO
1MVA POWER



TWO STOREY
OFFICES

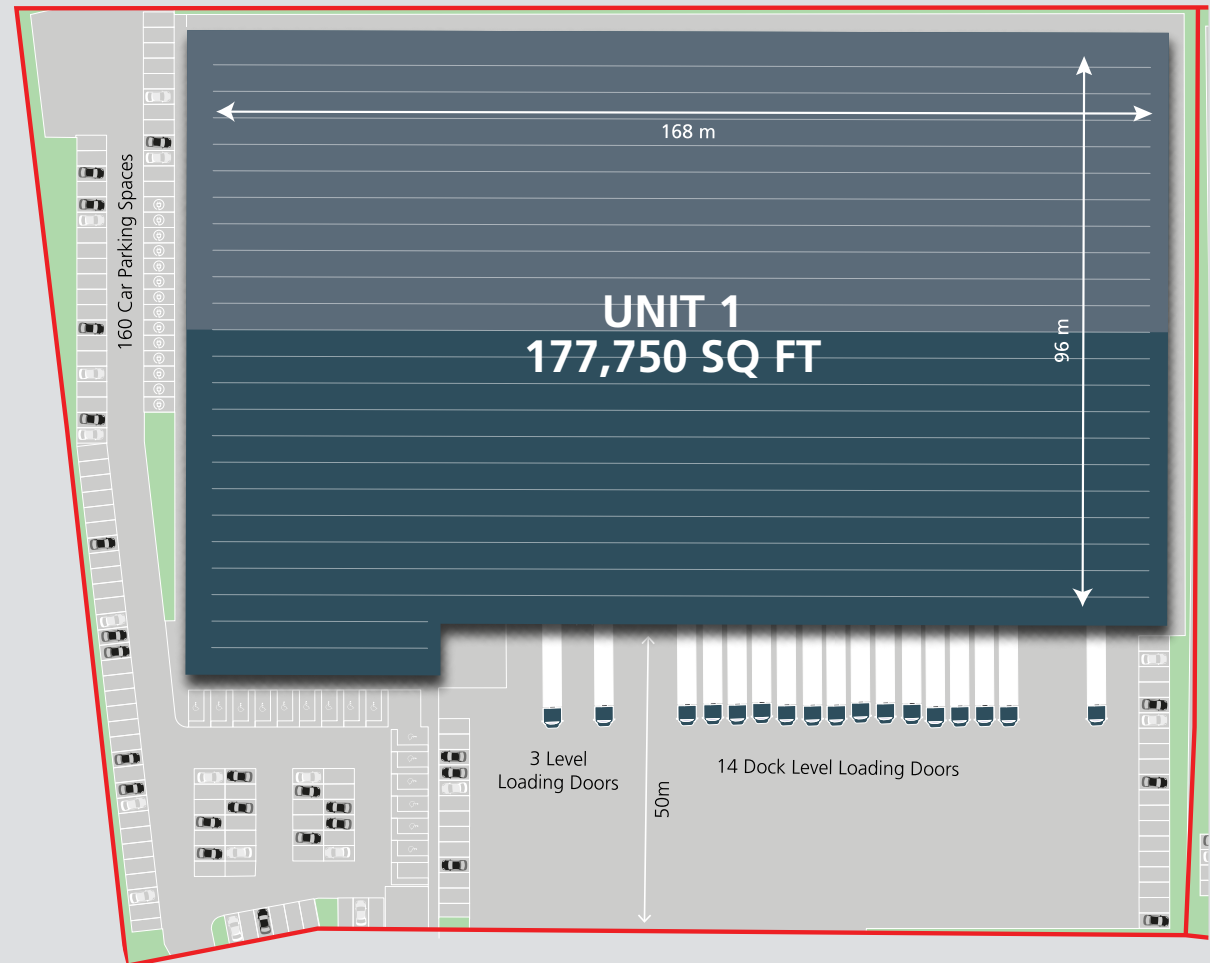


SECURED YARD
AREA

ACCOMMODATION

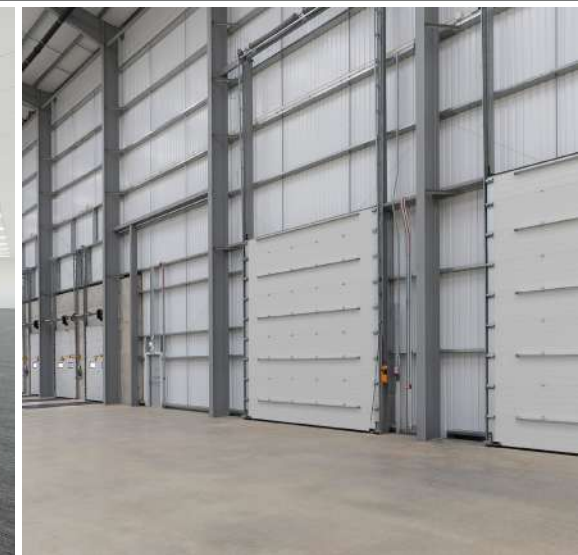
GIA (GROSS INTERNAL AREA)

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
Total	177,750	16,513.4



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CORBY



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



REDUCED FLOW WATER FITTINGS



GENEROUS CYCLE STORAGE



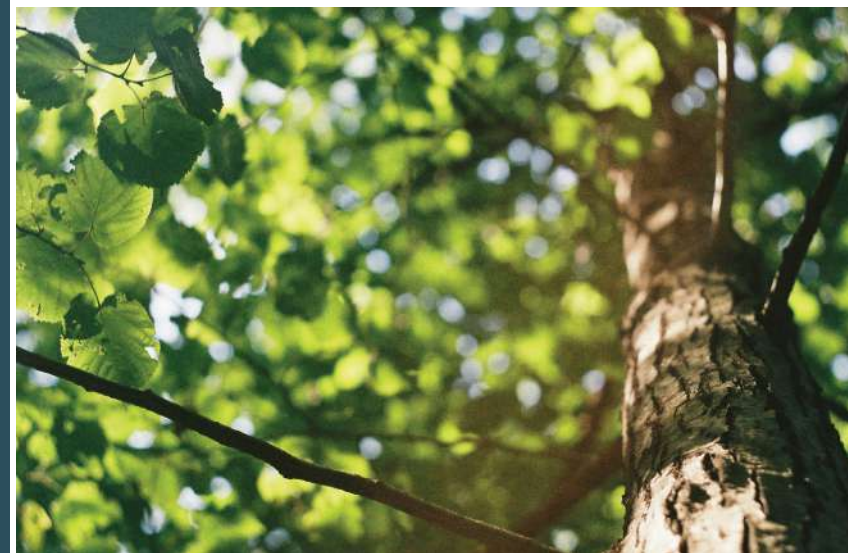
EFFICIENT HEAT RECOVERY



SUSTAINABLE TRAVEL OPTIONS WITH LOCAL BUS LINKS



LED LIGHTING SYSTEM



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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



CORBY

Source: [nomisweb.co.uk](https://www.nomisweb.co.uk)



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LOCATION

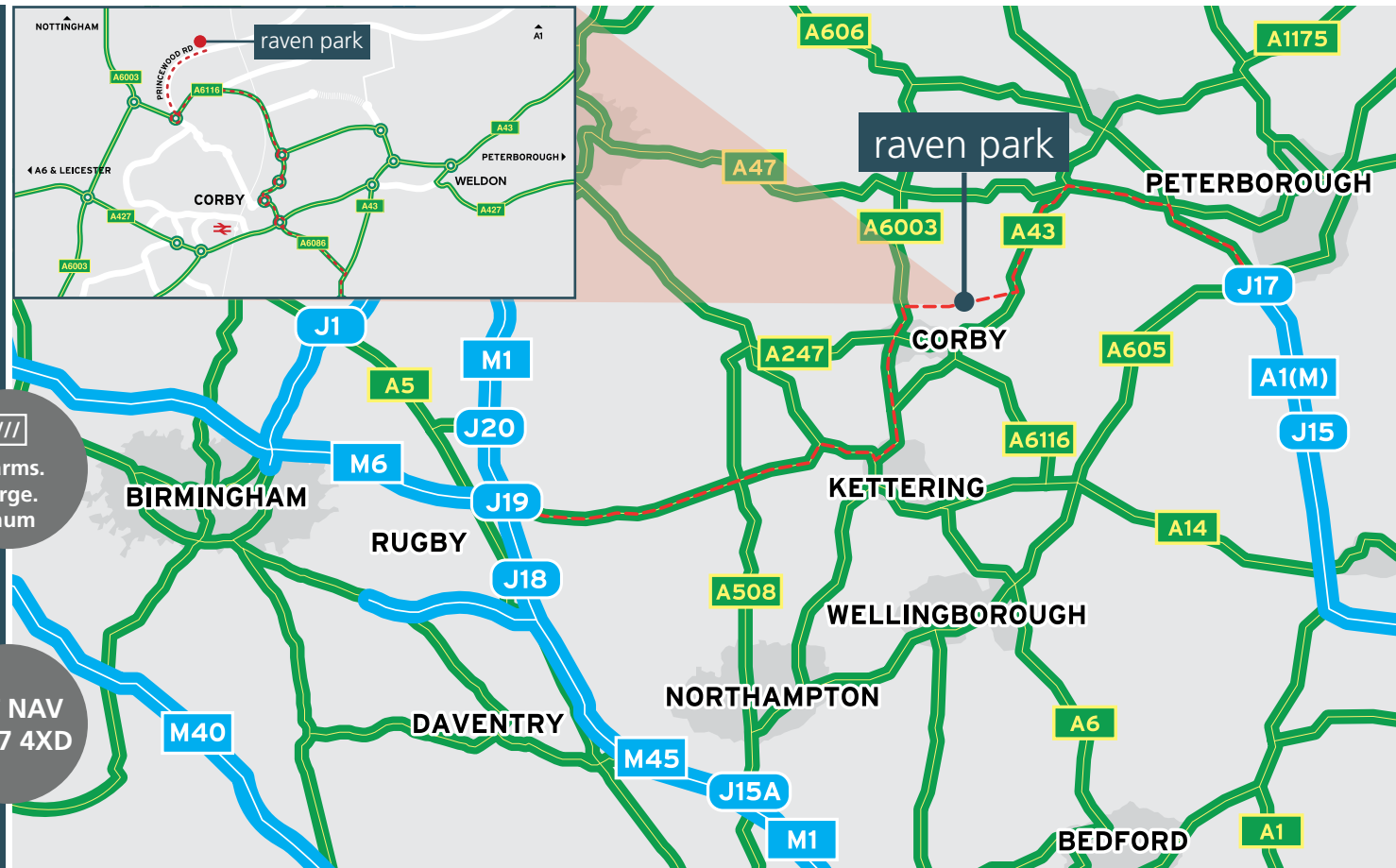
Situated close to the A43 and A14, and with convenient access to the M1, A1(M), and the East Coast ports, Raven Park provides direct routes to the Midlands, South East, and wider UK markets.

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

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SAT NAV
NN17 4XD



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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