



SAXON 70

**PRIME GOLDEN
TRIANGLE
WAREHOUSE &
LOGISTICS UNIT**



70,414 SQ FT | AVAILABLE NOW

SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET

SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION



GOLDEN TRIANGLE



70,414 SQ FT



PROXIMITY TO M1/M6



520 KVA POWER



SECURE YARD

70,414 sq ft (6,541 sq m) warehouse accommodation available now.

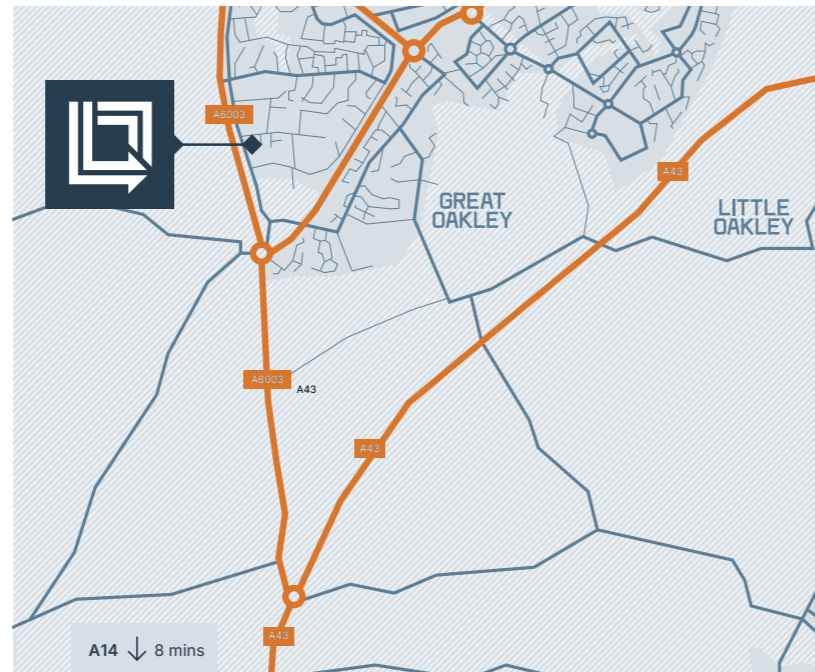


ESTABLISHED LOGISTICS LOCATION

Saxon Park is located on the established Oakley Hay Industrial Estate, approximately 4 miles south-west of Corby town centre and just 5 miles north of Kettering.

The location benefits from strong transport connections, with the A6003 dual carriageway providing direct access to the A14 — a key east-west route linking to the M1/M6 and A1/M11, ensuring efficient distribution across the UK.

Corby train station, located on the Midland Main Line, offers direct services to London St Pancras with a journey time of approximately 70 minutes, making it a convenient option for business travel and commuting alike.



ROAD

	Miles	Mins
A43	2	3
A14	5	8
M1 [J19]	24	27
A1	19	30

RAIL

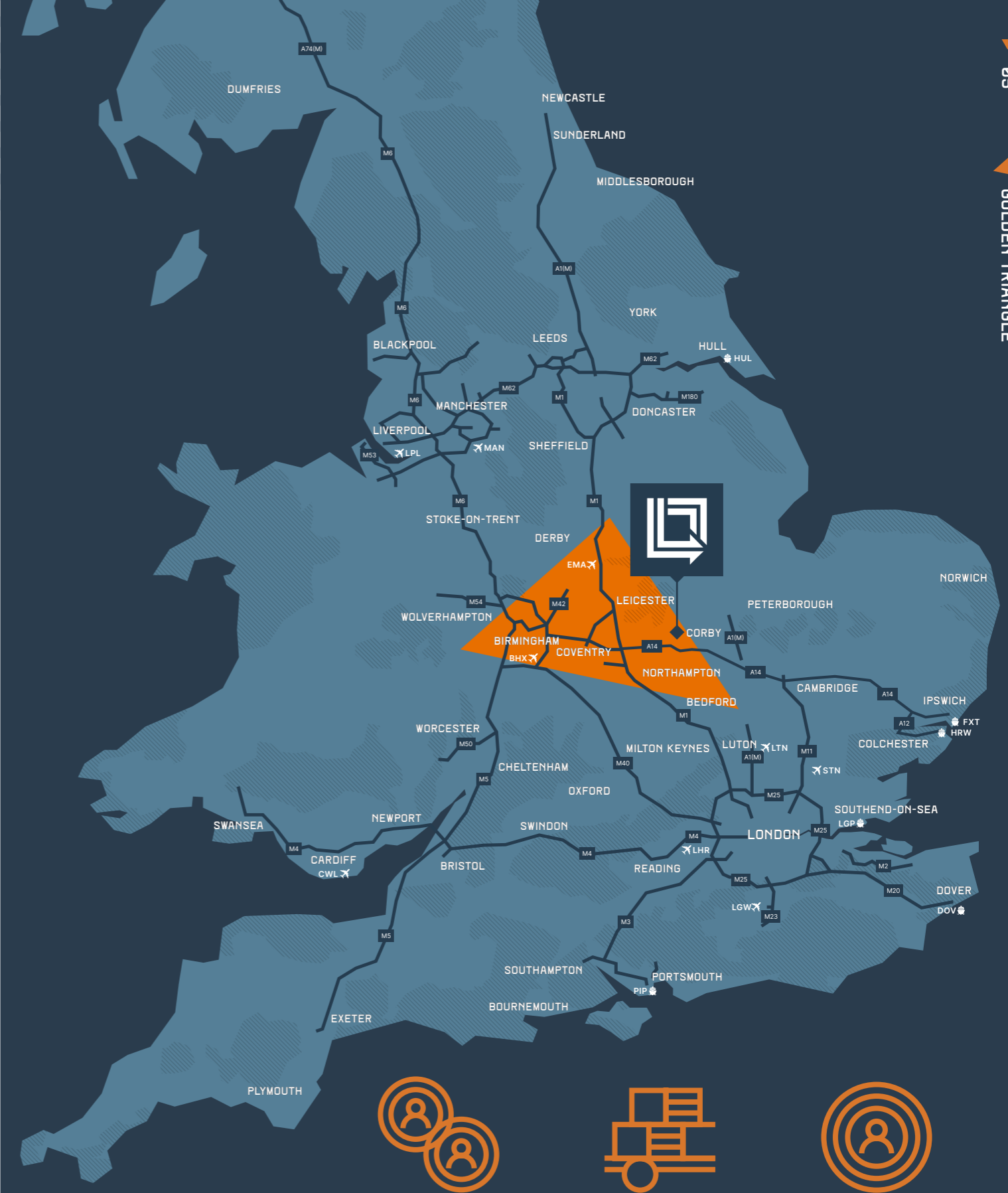
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

AIR

	Miles	Mins
Birmingham Airport	50	59
East Midlands	56	58
Luton Airport	58	71
Stansted Airport	76	79

SEA

	Miles	Mins
London Gateway Port	110	122
Port of Felixstowe	117	128
Immingham Docks	110	139
Harwich International Port	125	145



20% of local population are between 20 - 34

22% of the workforce are employed in logistics and manufacturing sectors

90% of the population can be reached within a 4hr HGV drive time





CORBY

WINCANTON
 DFDS WAREHOUSING CORBY
 MORRISONS

SAXON 132

SAXON 80

SAXON 70

SAXON 58

OAKLEY PLUMBING SUPPLIES

FOLGATE SAFETY

MURPHY'S MOTORS

TECHNIFAST

BLUE BEAR SELF STORAGE

ENTRANCE

ENTRANCE

NORTH FOLDS RD

SAXON WAY

A6003

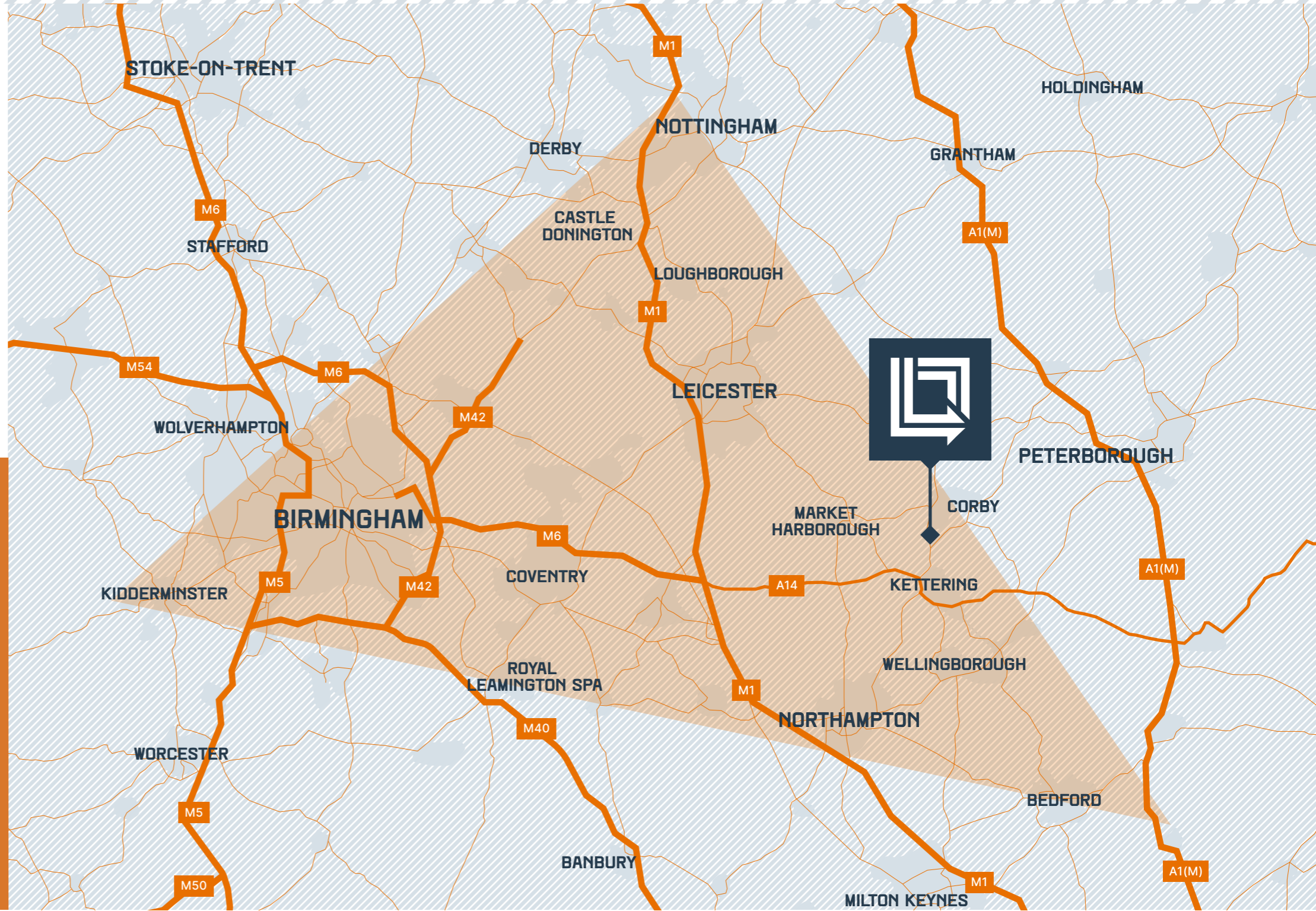
GREAT FOLDS RD



PRIME GOLDEN TRIANGLE LOCATION

CORBY DEMOGRAPHICS

- ▶ Corby has historically been heavily manufacturing-oriented (~36-30% of jobs), roughly double the regional average
- ▶ Service sector dominates overall employment (~66%), with economic activity rate ~80.6% vs 77.4% nationally
- ▶ Major employers include companies like RS Components, ASDA, Tata Steel, and Amy's Kitchen
- ▶ Corby was named England's fastest-growing town, driven by inward investment and regeneration



IN GOOD COMPANY



Strong presence of both local and national warehouse occupiers within close proximity.

PROXIMITY TO PORTS



Including Felixstowe, Harwich and London Gateway via A14 and other trunk routes.

PROXIMITY TO AIRPORTS



Including East Midlands Airport, one of the largest dedicated air cargo hubs.

ACCESS TO 12M PEOPLE



The Golden Triangle boasts access to around 12 million people within a 2 hour drive.



PURPOSE BUILT FOR MODERN LOGISTICS

Planning Use
Use Class B2 (General Industrial) & B8 (Storage or Distribution)



Size (Sq Ft)
70,414



Floor Loading
50KN/M²



Targeting EPC
A+



Clear Height
12.5M



Power Supply
520 KVA



Euro Dock/Dock Level
1/3 DOORS



Level Access
2 DOORS



HGV Parking
2



EV Charging
6



Car Parking
102



Roof Lights
10%



BREEAM EXCELLENT



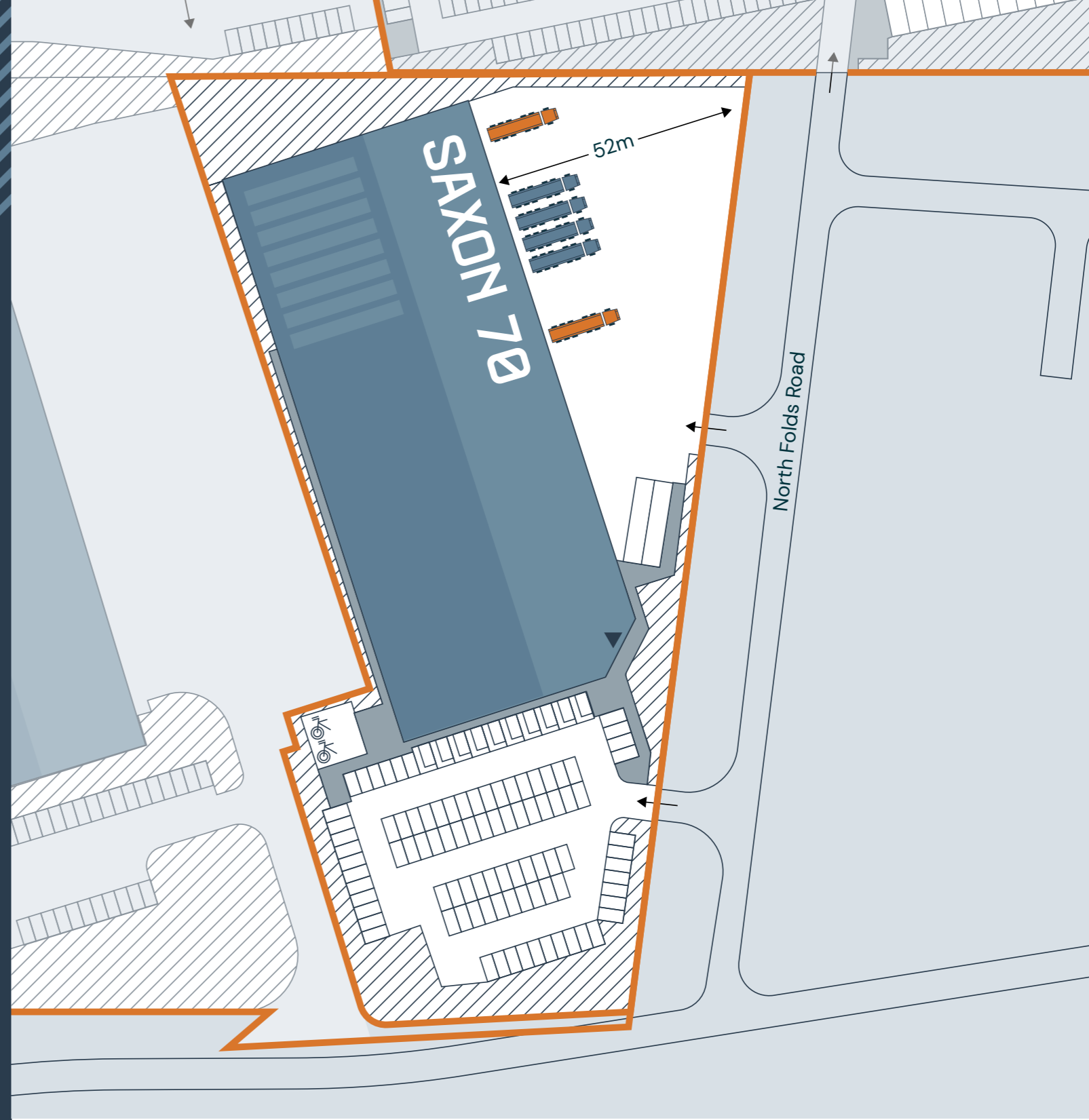
SECURE YARD



1ST FLOOR OFFICES



Yard Depth
52M



Saxon 70	Sq Ft	Sq M
Warehouse	66,671	6,193
First Floor Offices	3,743	347
Total	70,414	6,541

Indicative GEA



Entrance



Green area



Level Access Doors



Dock Level & Euro Dock Doors



Clear Height of 12.5m



First Floor Office Space



52m Yard Depth



TERMS

The unit is available via a full repairing and insuring lease, for a term of years to be agreed. Further information, including rent is available on request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

LEGAL COSTS

Both parties to pay their own legal costs.

BUSINESS RATES

To be re-assessed on completion of the development.

VAT

We understand the property is elected for VAT.

CONTACT

For more information, please contact:

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