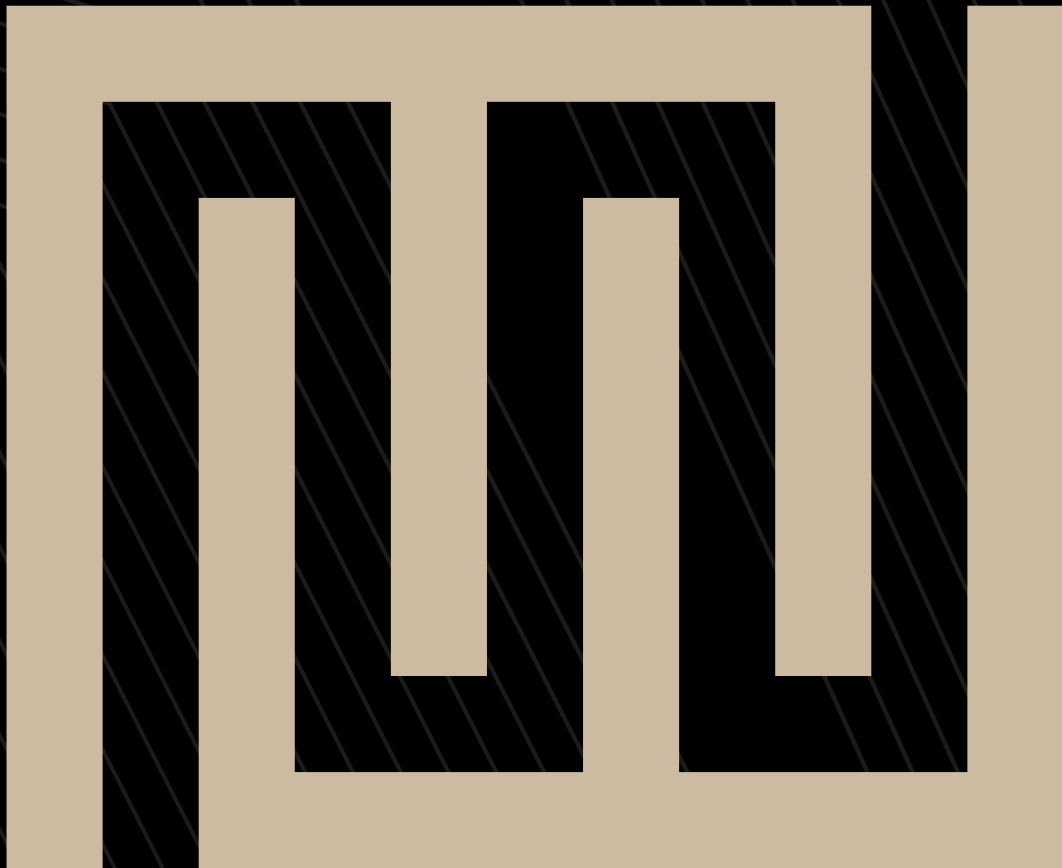


Prime Leasehold Logistics Park Opportunity



Industrial Warehouse Unit To Let
Available Q1 2027

Weldon Rd | Corby | NN17 5UA



westworks

ground.drums.nodded

ACRE
CAPITAL REAL ESTATE

DTRE



- » Strategically located on the A14 in Corby, providing direct access into the heart of the Golden Triangle and key east coast ports.
- » Logistics operators can access 75% of the UK population within 4 hours HGV drive time.
- » Can reach Felixstowe and back twice in one shift.



- » Corby's population has seen a rapid growth of 21% between 2011 and 2021, forecast to grow 4.2% by 2027.
- » Over 20% of Corby's workforce is employed in logistics and manufacturing.
- » Corby's average hourly wage is c. £0.25 less than the likes of Coventry and Northampton.
- » Average house prices in Corby are 16% below the national average.

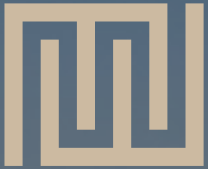


- » Proposed completion by Q4 2026, with potential early access by Q3 2026.
- » BREEAM 'Excellent' and targeting EPC A+ rating.
- » 20 MVA power provision.

BREEAM[®] EXCELLENT
★★★★★

TARGETING
EPC A+ RATING




westworks


Morrisons
CORBY DISTRIBUTION
CENTRE

TATA STEEL


BCA

 **advanced**
intelligent supply chain

 **BENTELER**
makes it happen

 **NEWCOLD**

 **RHENUS**
LOGISTICS

 **GEODIS**

 **advanced**
intelligent supply chain

MATALAN

 **oakland**
INTERNATIONAL

 **HOWDENS**

 **JEWSON**

FELIXSTOWE
111 MILES / 2.5 HOURS

A14 (J7)
8 MILES / 14 MINUTES

A43

A427

 **NIKE**

 **SMYTHS**

 **CEVA**
LOGISTICS

Centre of the UK's
Logistics Corridor

 Dedicated
Logistics Space

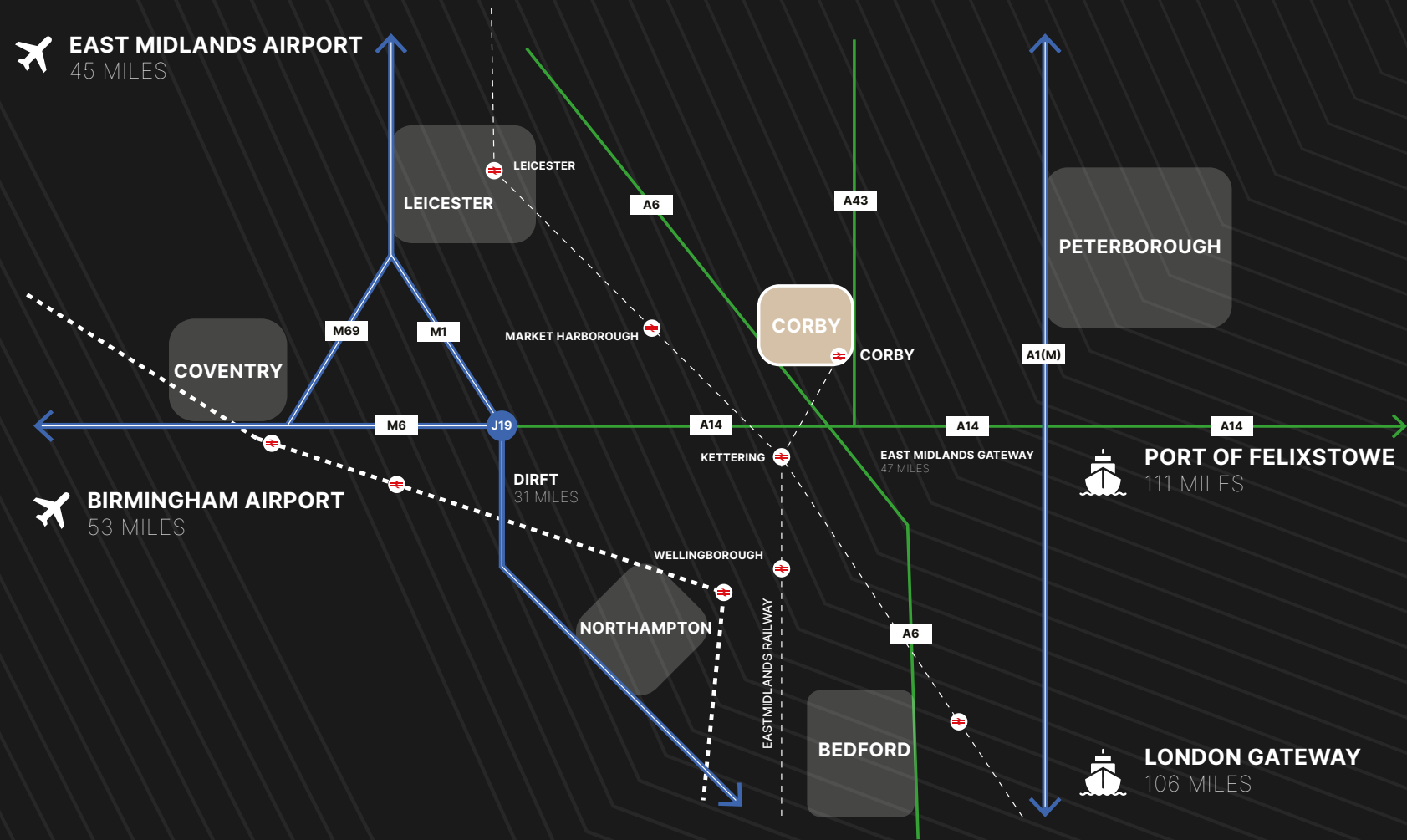
 20 MVA
Power Capacity

 Strategic
Location

 **M1/M6**
27 MILES (30 MINUTES)



Corby is a well-established and strategically positioned logistics and distribution hub in the heart of the East Midlands, located equidistant from Leicester, Northampton, and Peterborough. It offers easy access to the A14 (A1/M1 Link), as well as the A1 (M), M1/M6 Interchange, and M11 motorways.



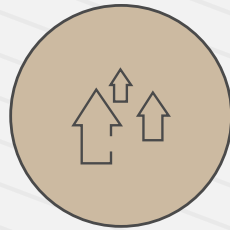
Ports	Distance	Drive Time	Major Roads	Distance	Drive Time
Immingham	104 miles	2 hrs 10 mins	A14 Junction 7	8.0 miles	14 mins
London Gateway	106 miles	2 hrs 18 mins	A1 (M)	14 miles	21 mins
Felixstowe	111 miles	2 hrs 31 mins	M1 / M6 Interchange	26 miles	30 mins
Southampton	138 miles	3 hrs	M11 Junction 14	40 miles	43 mins

Rail	Distance	Drive Time
DIRFT	31 miles	42 mins
East Midlands Gateway	47 miles	1 hr 7 mins
Hams Hall Rail Freight	53 miles	1 hr 25 mins
Manchester International	119 miles	2 hrs 24 mins

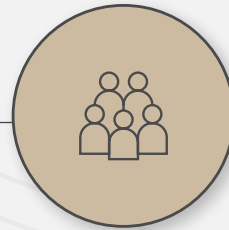
Airport	Distance	Drive Time
East Midlands Airport	45 miles	1 hr 7 mins
Birmingham Airport	53 miles	1 hr 4 mins
Luton Airport	58 miles	1 hr 19 mins
London Stansted Airport	70 miles	1 hr 17 mins

Situation & Demographics

WESTWORKS | CORBY | NN17 5UA



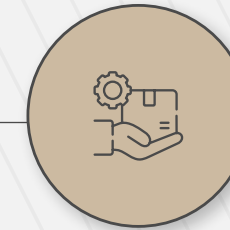
21% population growth between 2011 & 2021. Forecast to increase 4.2% by 2027



20% of the population are aged between 20 & 34



Corby's average hourly wage is £0.25 less than competing towns such as Northampton and Coventry



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



An average weekly wage 8% lower than the UK National Average



Westworks is situated immediately adjacent to the A427 and A43 link road. The A43, now a fully developed dual carriageway, connects to the A14, situated just 8 miles or 14-minute drive south.

The A14 has been significantly upgraded with a £1.5bn improvement scheme, which has brought economic growth to the region and eased traffic flow to reduce journey times between Westworks and national markets.

Local Occupiers

 **Eddie Stobart**

Warburtons

 **Bleckmann**

 **Wincanton**

TATA STEEL

CEVA
LOGISTICS

Russell & Bromley
LONDON

SMYTHS

RS

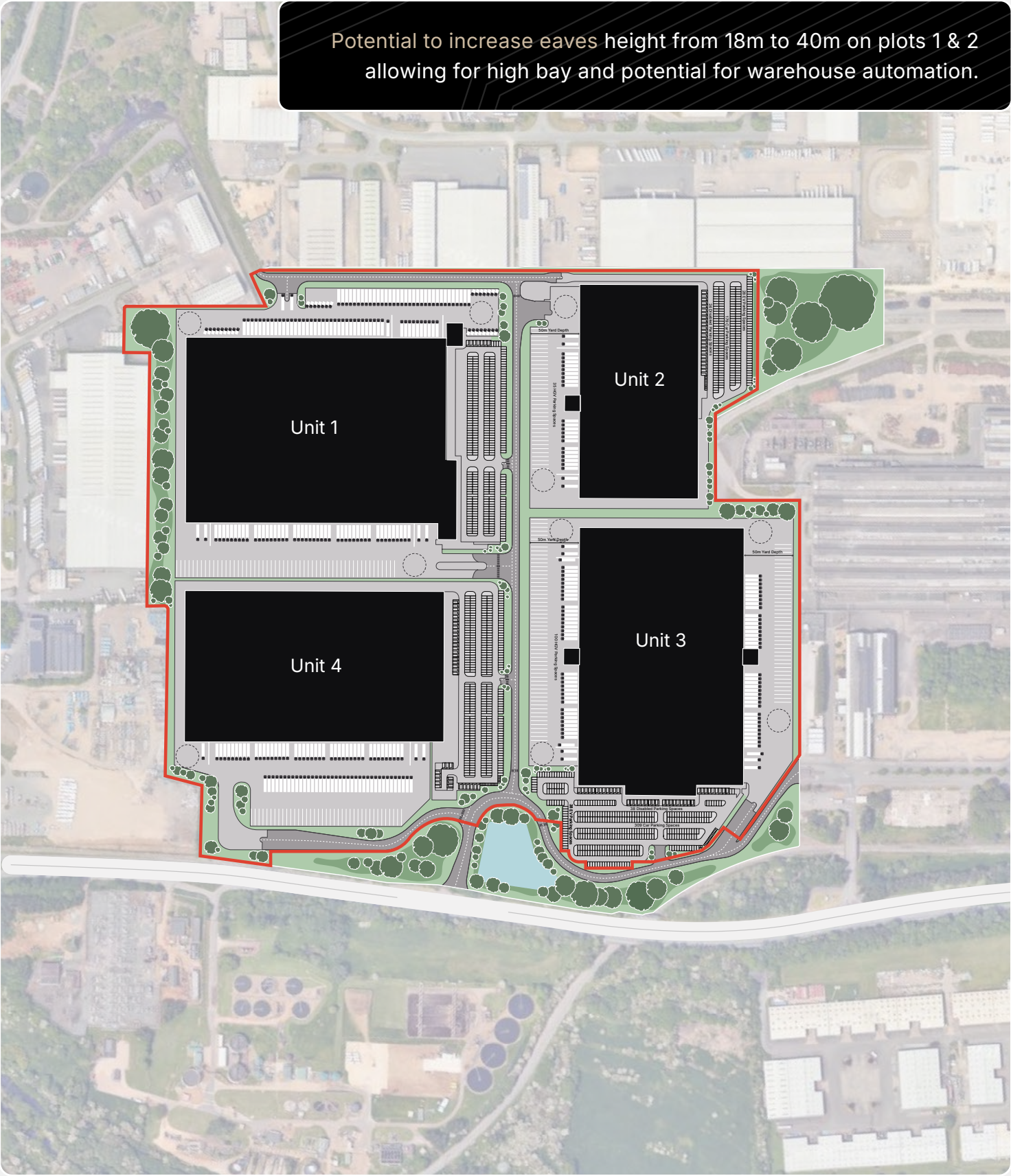
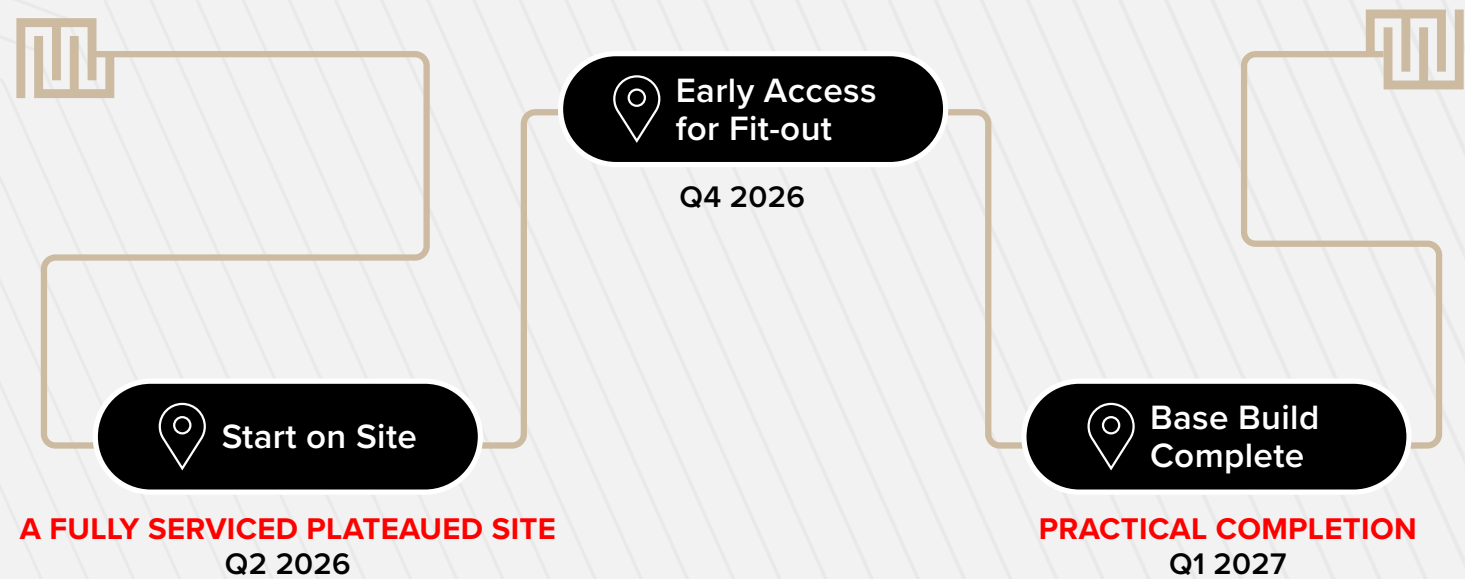
NIKE

Scheme Overview

An extremely high specification scheme targeting a BREEAM rating of 'Excellent' and an EPC A rating, alongside a wide range of impressive features as standard in the base build, including:

 EV Charging Points	 LED Lighting	 Up to 40m on Plots 1 & 2	 Rainwater Harvesting
 Solar PV	 Cat A Office Fit Out	 Minimum 50m Secure Yards	 20 MVA Power
 Eurodock, Dock And Level Access Loading	 High Car Parking Provision	 BREEAM 'Excellent'	 Targeting EPC A+ Rating

Timeline





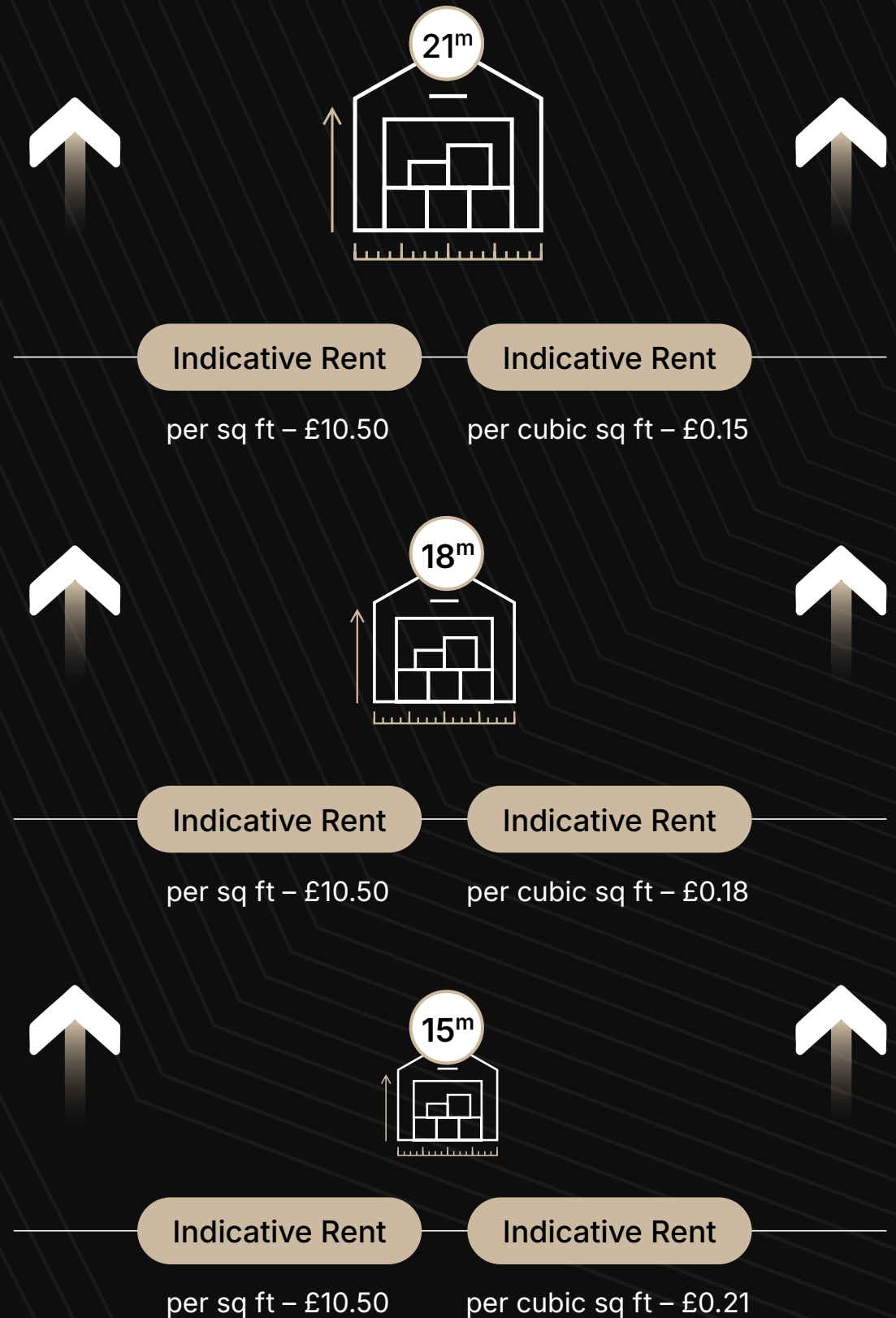
								
Unit	Eaves Height	Dock Level	Euro Dock	Level Access	HGV Parking	Car Parking	Yard Depth	Total (SQ FT GIA)
Unit 1	21m	54	8	8	136	479	50m (x2)	588,026
Unit 2	21m	54	8	8	136	479	50m	291,827
Unit 3	21m	54	16	8	104	309	50m (x2)	491,754
Unit 4	18m	34	10	4	76	374	50m	449,467
Sub Totals								1,821,074



Cubic Saving of High Bay

Using Unit 3, the diagram highlights key savings of high bay versus paying for just the GIA. The three examples have the same floor area, with the only variable being eaves height, ranging from 15m to 21m.

Increasing the eaves height boosts racking potential, functional cubic area, and sustainability by reducing the overall footprint. To match cubic volume, a 15m eaves unit would need an additional 328,699 sq ft compared to a unit with a 25m clear internal height.



The proposed development holds excellent sustainability credentials:



BREEAM®

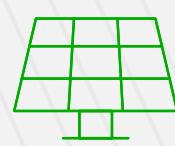
BREEAM
'Excellent'
Rating



Targeting
EPC A+ Rating



10% EV
Charging
Points



Rooftop
Solar PV
Array



Rainwater
Harvesting



Rooflights to
10% of the
Warehouse



LED
Lighting



Energy
Monitoring
System





westworks

westworkscorby.co.uk

ground.drums.nodded

Contact

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