



**SAXON 58**

**PRIME GOLDEN TRIANGLE  
WAREHOUSE & LOGISTICS UNIT**

**EXISTING FIT-OUT OFFERING  
TURNKEY OPPORTUNITY**



**58,696 SQ FT | AVAILABLE NOW**

**SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET**

# SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION

EXISTING FIT-OUT INCLUDES LED LIGHTING, FITTED OFFICES/CANTEEN, AND WAREHOUSE W/C'S



GOLDEN TRIANGLE



58,696 SQ FT



PROXIMITY TO M1/M6



500 KVA POWER



SECURE YARD

58,696 sq ft (5,453 sq m) warehouse accommodation available now.



# MODERN LOGISTICS SPACE READY TO OCCUPY DAY 1

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

\*Extremely low site coverage of circa 30%



Size (Sq Ft)  
**58,696**



Floor Loading  
**50KN/M<sup>2</sup>**



Site Coverage  
**30%\***



Clear Height  
**8M**



Power Supply  
**500 KVA**



Dock Level  
**3 DOORS**



Level Access  
**3 DOORS**



EV Charging  
**4**



Car Parking  
**35**



Bike Parking  
**16**



Roof Lights  
**10%**



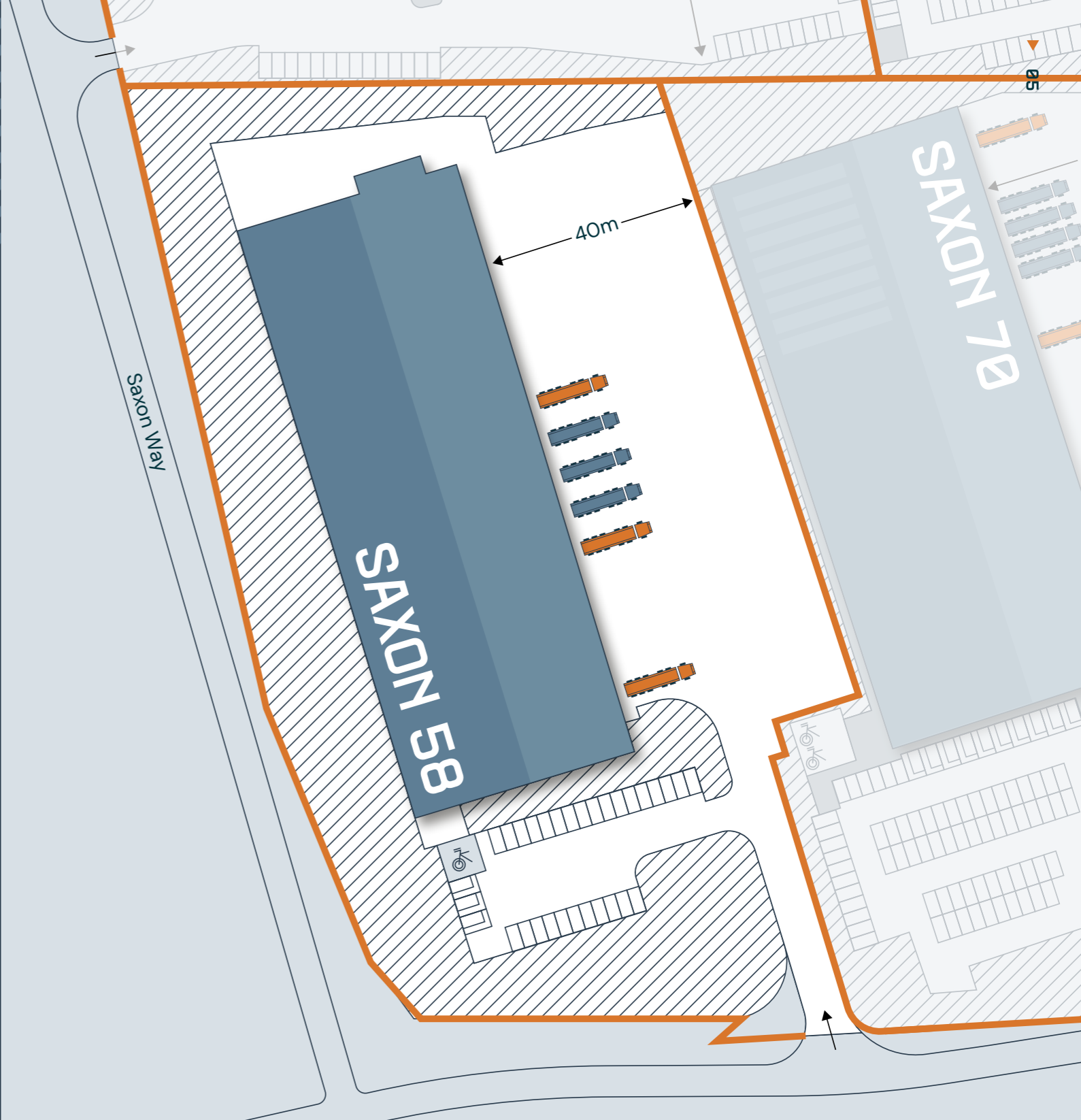
EPC  
**A**



SECURE  
YARD



GROUND FLOOR  
OFFICES



Saxon 58	Sq Ft	Sq M
Warehouse	55,370	5,144
First Floor Offices	3,326	309
<b>Total</b>	<b>58,696</b>	<b>5,453</b>

Indicative GIA



Entrance



Level Access Doors



Green area



Dock Level & Euro Dock Doors





CORBY

WINCANTON  
 DFDS WAREHOUSING CORBY  
 MORRISONS

SAXON 132

SAXON 80

OAKLEY PLUMBING SUPPLIES

FOLGATE SAFETY

MURPHY'S MOTORS

SAXON 58

SAXON 70

TECHNIFAST

BLUE BEAR SELF STORAGE

A6003

SAXON WAY

NORTH FOLDS RD

ENTRANCE

GREAT FOLDS RD

SAXON 58 | NN18 9ET



8m clear height



Spacious ground floor office space with board room, private offices and canteen



Warehouse fit-out includes low level racking, LED lighting, and warehouse W/Cs

40m Secured Yard, Floor Loading 50 KN/M<sup>2</sup>



3 dock level doors & 3 level access doors



Reception desk to the ground floor office space

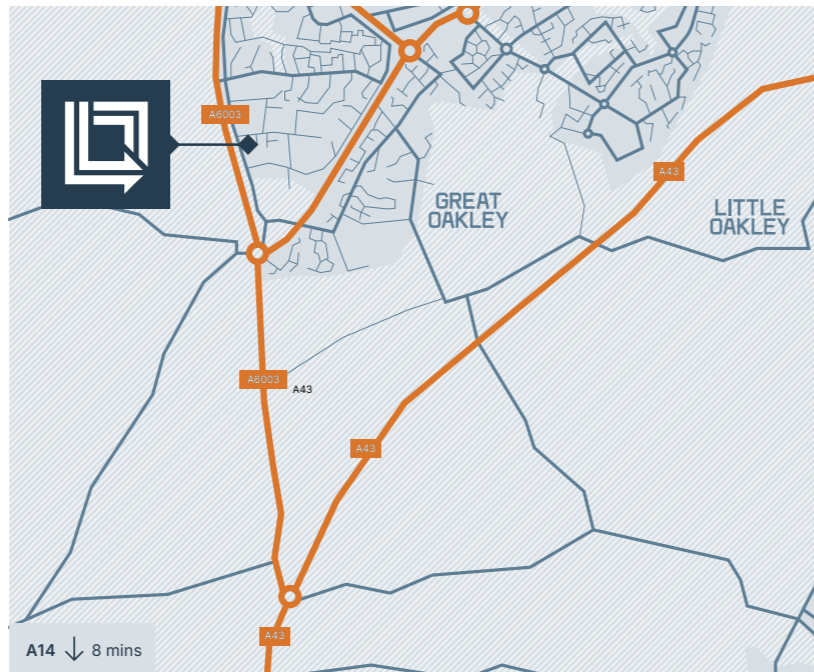


# ESTABLISHED LOGISTICS LOCATION

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

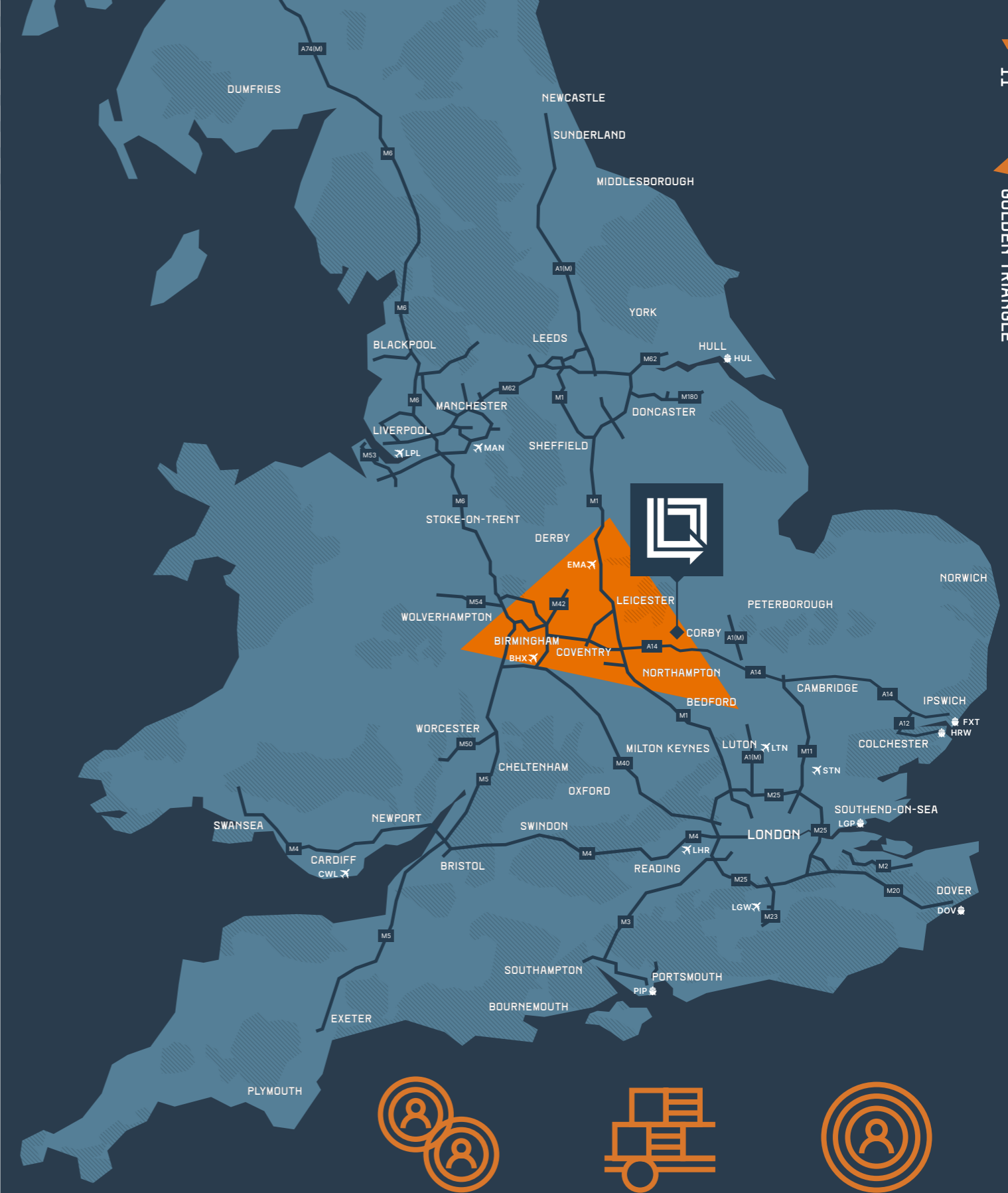
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

## 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



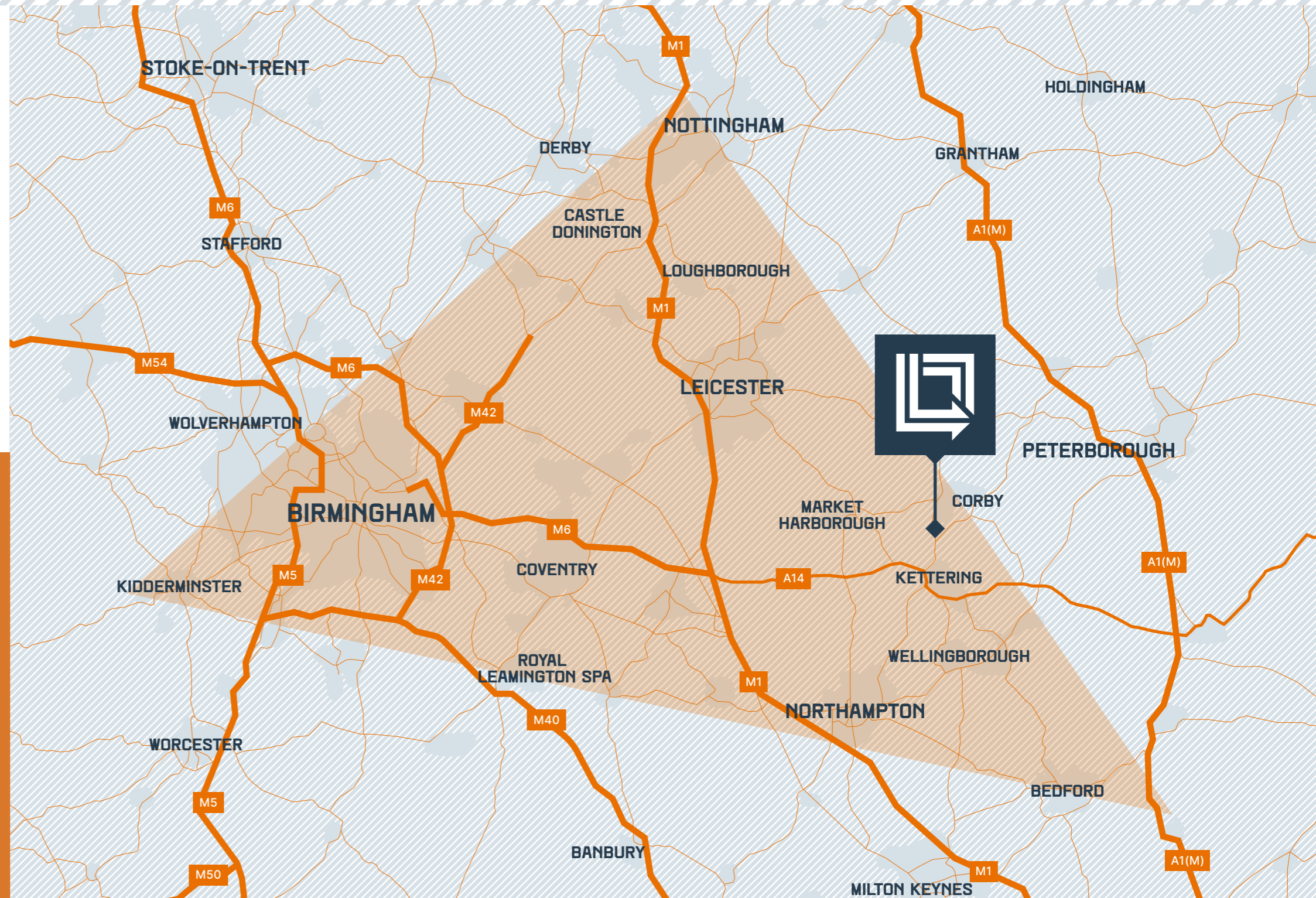
90% of the population can be reached within a 4hr HGV drive time



# 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.



## 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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# SAXON 58



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