



**SAXON 80**

**PRIME GOLDEN  
TRIANGLE  
WAREHOUSE &  
LOGISTICS UNIT**



**79,928 SQ FT | AVAILABLE NOW**

SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET

# SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION



GOLDEN TRIANGLE



79,928 SQ FT



PROXIMITY TO M1/M6

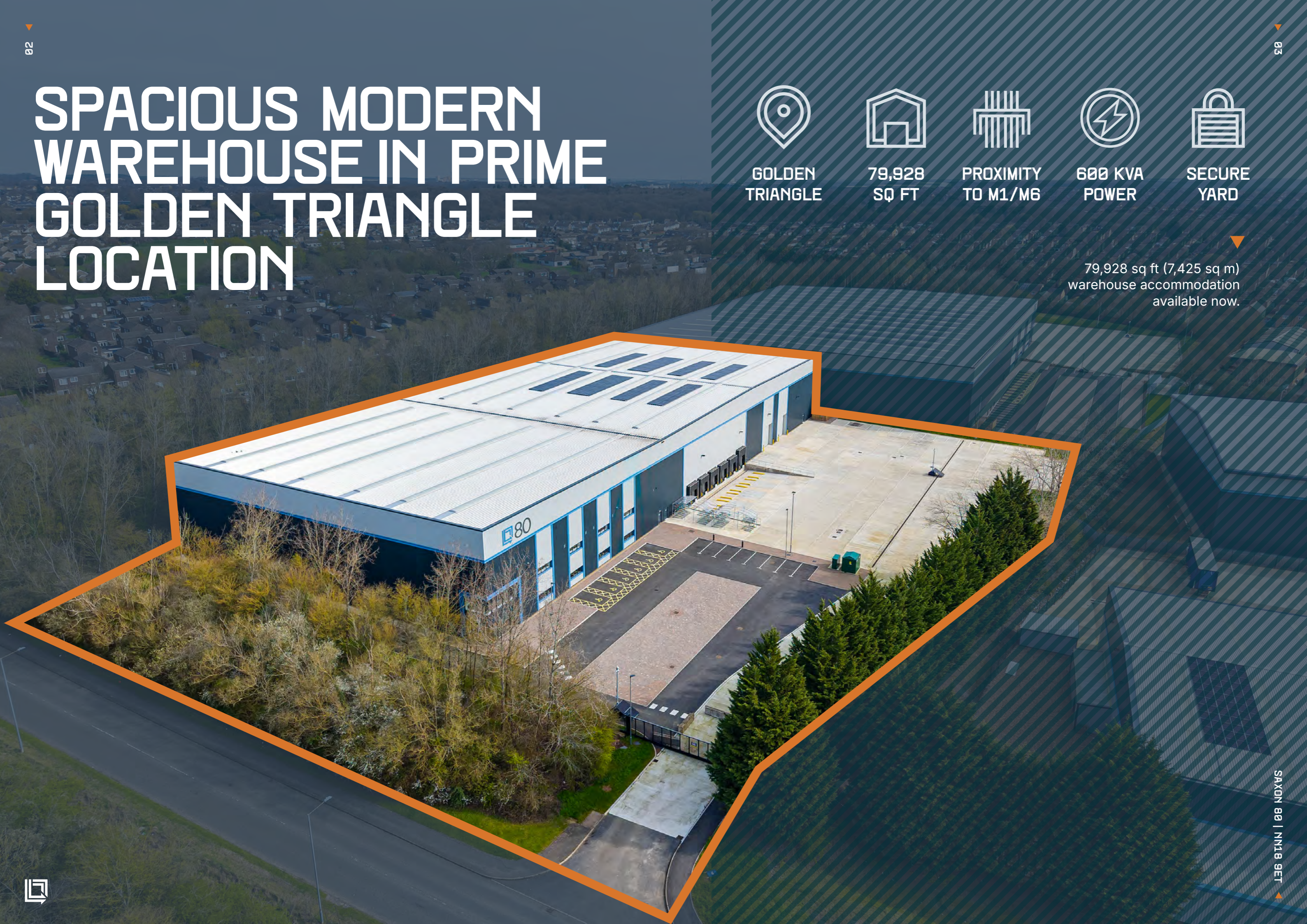


600 KVA POWER



SECURE YARD

79,928 sq ft (7,425 sq m) warehouse accommodation available now.

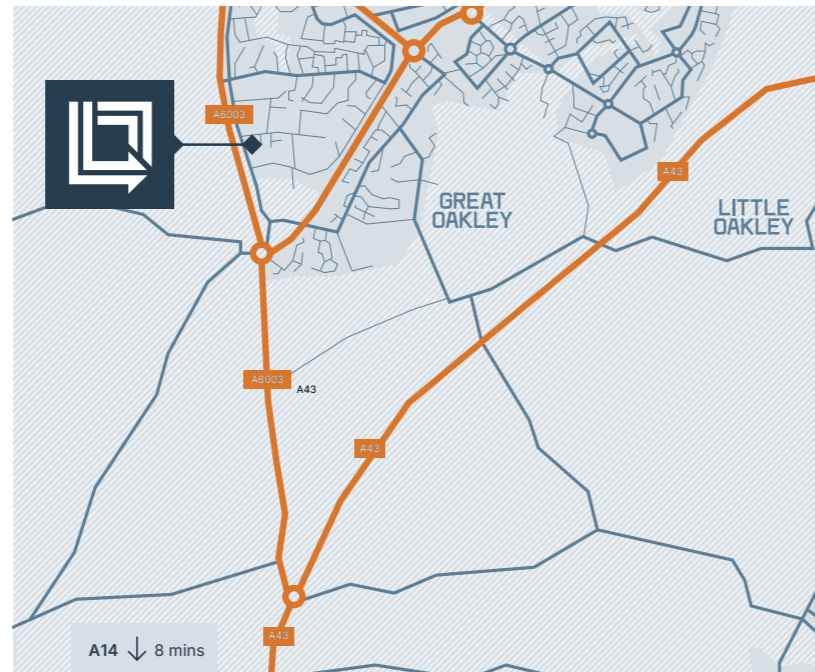


# ESTABLISHED LOGISTICS LOCATION

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

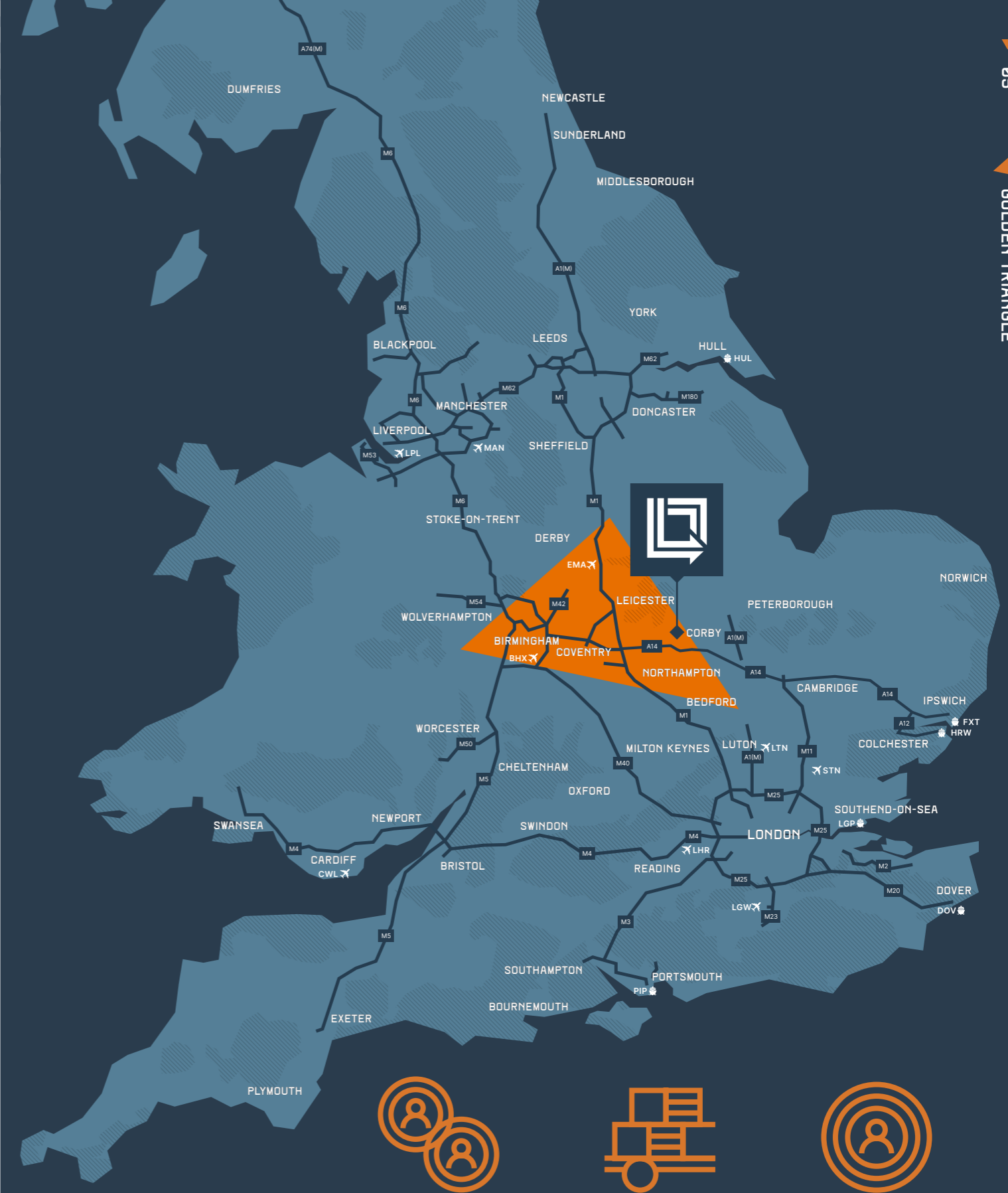
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

## 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





SAXON 80

SAXON 132

SAXON 58

SAXON 70

ENTRANCE

A6003

SAXON WAY

GREAT FOLDS RD

NORTH FOLDS RD

CORB Y

WINCANTON  
 DFDS WAREHOUSING CORBY  
 MORRISONS

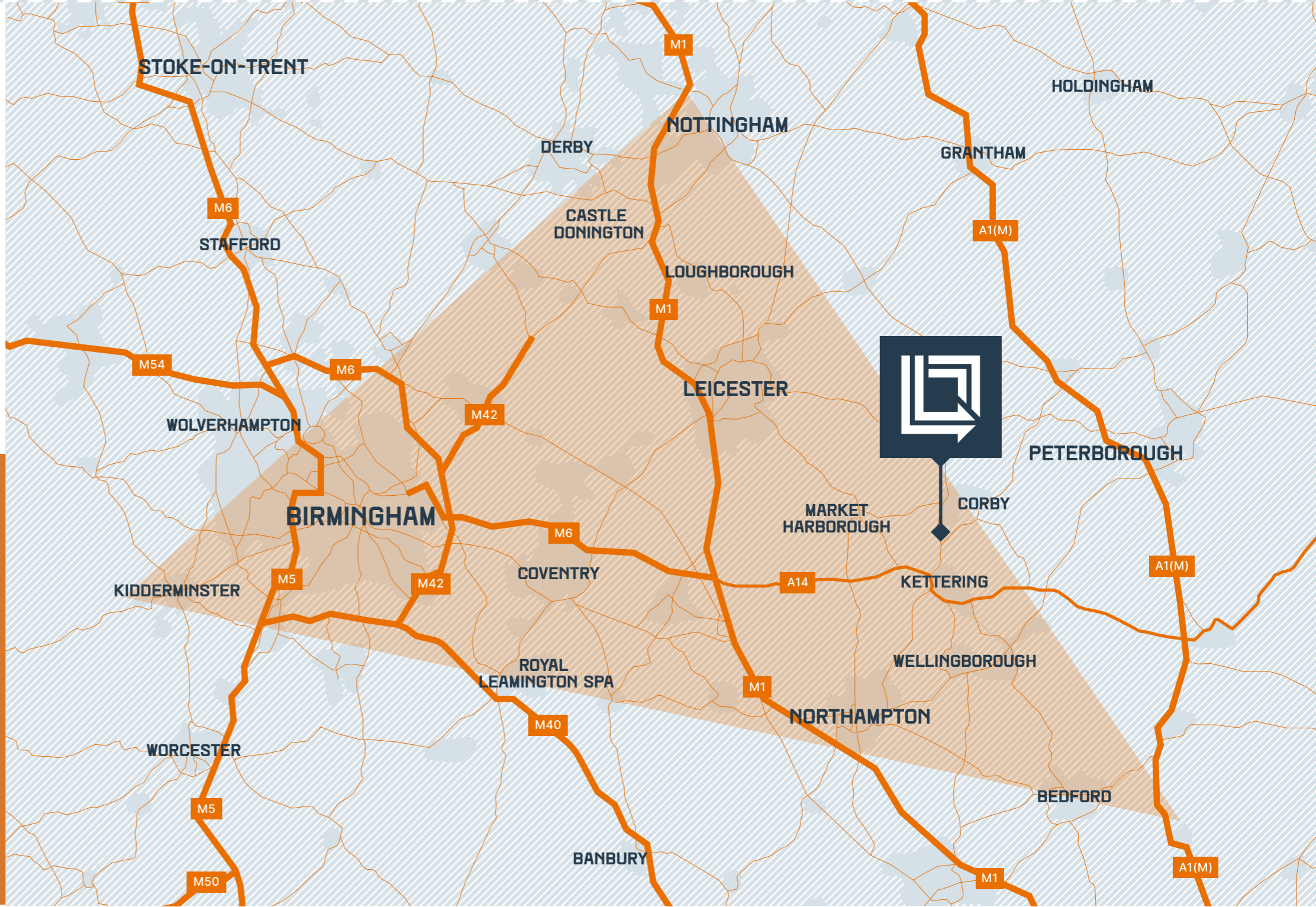
FOLGATE SAFETY  
 OAKLEY PLUMBING SUPPLIES

TECHNIFAST  
 MURPHY'S MOTORS

BLUE BEAR SELF STORAGE



# 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)  
**79,928**



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



EPC  
**A+**



Clear Height  
**12.5M**



Power Supply  
**600 KVA**



Euro Dock/Dock Level  
**1/5 DOORS**



Level Access  
**2 DOORS**



Yard Depth  
**52M**



EV Charging  
**4**  
(Possible 12)



Car Parking  
**81**



Roof Lights  
**10%**



PV Panels  
**109 KWP**



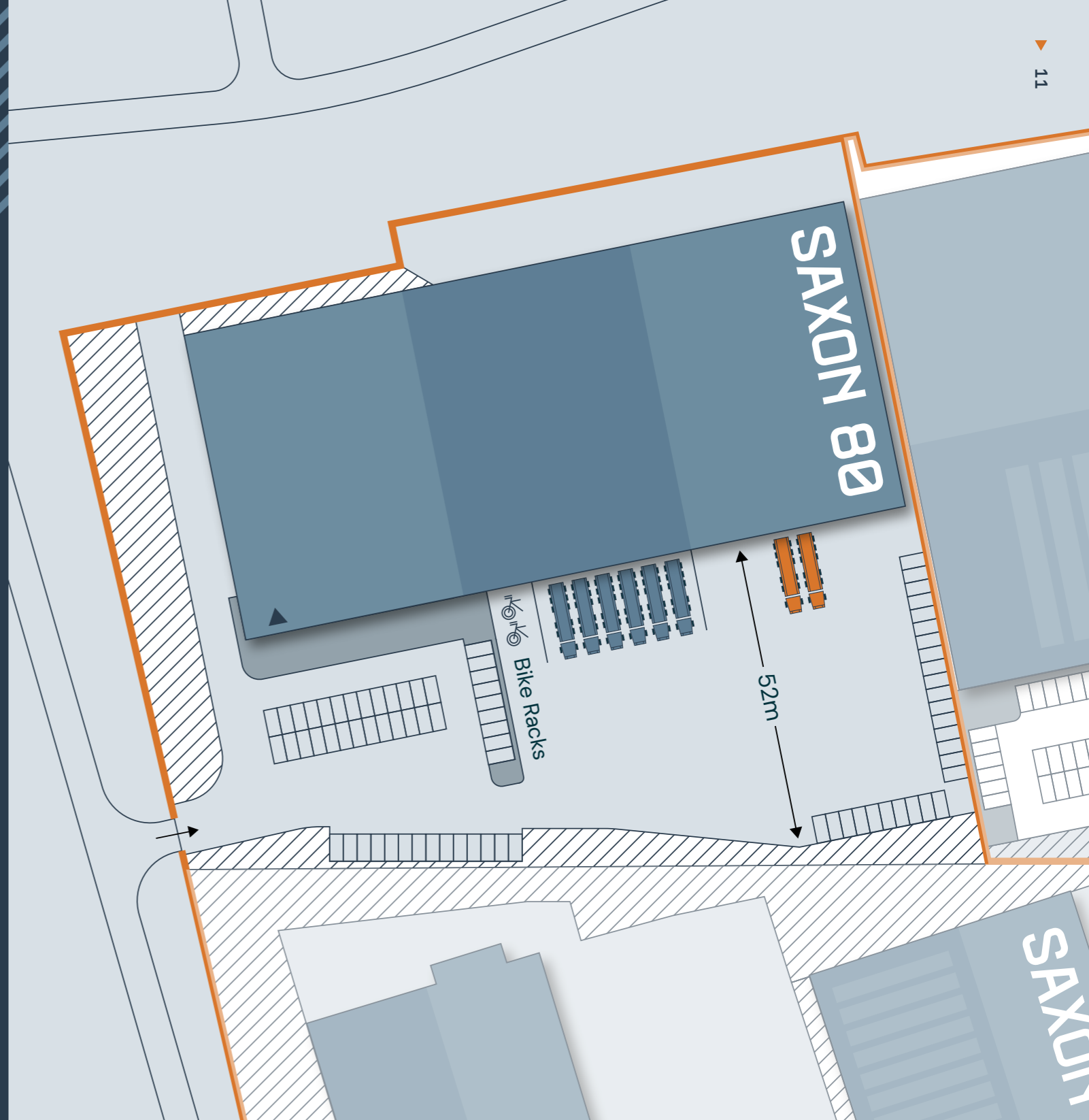
**CYCLE PARKING**



**SECURE YARD**



**1ST FLOOR OFFICES**



Saxon 80	Sq Ft	Sq M
Warehouse	76,040	7,064
First Floor Offices	3,888	361
<b>Total</b>	<b>79,928</b>	<b>7,425</b>

Indicative GIA



Entrance



Level Access Doors



Green area



Dock Level & Euro Dock Doors



Clear Height of 12.5m



5 dock level doors & 1 euro dock level door



Reception entrance & EV charging unit



Spacious first floor office space



## 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:

## DTRE

### TOM FAIRLIE

tom.fairlie@dtre.com  
07747 441 858

### JAMIE DURRANT

jamie.durrant@dtre.com  
07341 661 962



### JACK BROWN

jack@tdbre.co.uk  
07969 291 660

### OLIVER THOMPSON

oliver@tdbre.co.uk  
07837 191 054

# SAXON 88



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