

EVO 169

CORBY

Hunters Road NN17 5JX
Corby | Northamptonshire

To Let

168,935 sq ft (15,695 sq m)

Warehouse/Industrial

Available Now

CORBY

KEY HIGHLIGHTS



**BEST IN CLASS
SUSTAINABLE
WAREHOUSING**



**BREEAM
EXCELLENT**



**EPC
A+**



**EXCELLENT
POWER
SUPPLY**



LOCATION



≡ **EVO Corby 169** is on Hunters Road at its junction to the A6116.

≡ Evo Corby is a great central location with easy access to the midlands and the north.

≡ Evo Corby has immediate access to the A43, is only 11 miles to the A14, and 28 miles from Junction 19 of the M1.

≡ The Port of Felixstowe and Heathrow airport are both within 2 hours drive.

≡ About 87% of the UK population is within a 4.5 hour HGV drive of Northampton.



ACCOMMODATION

EVO 169	Sq ft	Sq m
Ground Floor Warehouse and Ancillary	156,840	14,571
First Floor Fitted Office	5,853	544
Second Floor Fitted Office	6,242	580
TOTAL	168,935	15,695

All areas are on a GIA sq ft basis.

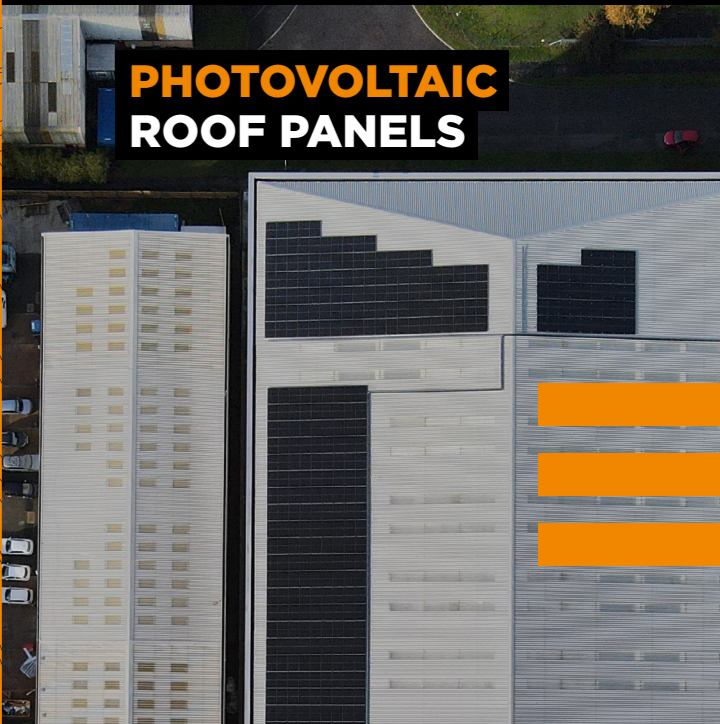


PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

TERMS

Available to lease on terms to be agreed. A sale of the freehold will also be considered.





SPECIFICATION

KEY FEATURES





**PACKED
FULL OF
FEATURES!**



SUSTAINABILITY

We know you want a building with low running costs and a low carbon footprint.

EVO Corby 169 is **BREEAM Excellent** and **Net Zero Carbon** in operation, so will boost your green credentials whilst reducing your environmental impact. We have an **EPC A+ rating** for energy performance, making it our first net zero carbon building in operation. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are ready to fit out and a raised floor makes hardware installation easy.

**“
CLEAN, GREEN
AND LEAN
(NOT MEAN)”**



**LED LIGHTING
WITH PIR
SENSORS**



**RECYCLED
MATERIALS**



**GREEN
BREAKOUT
AREA**



**PHOTOVOLTAIC
ROOF
PANELS**



**RAINWATER
HARVESTING**



**SECURE CYCLE
STORAGE
FOR 48 CYCLES**



**13%
WAREHOUSE
ROOF LIGHTS**



**14 EV
CHARGING
SPACES**

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2024.

PineBridge
INVESTMENTS