

EVO 169

CORBY

Hunters Road NN17 5JX
Corby | Northamptonshire

CORBY

To Let

169,127 sq ft (15,713 sq m)

Warehouse/Industrial

Available Now

KEY HIGHLIGHTS



**BEST IN CLASS
SUSTAINABLE
WAREHOUSING**



**BREEM
EXCELLENT**



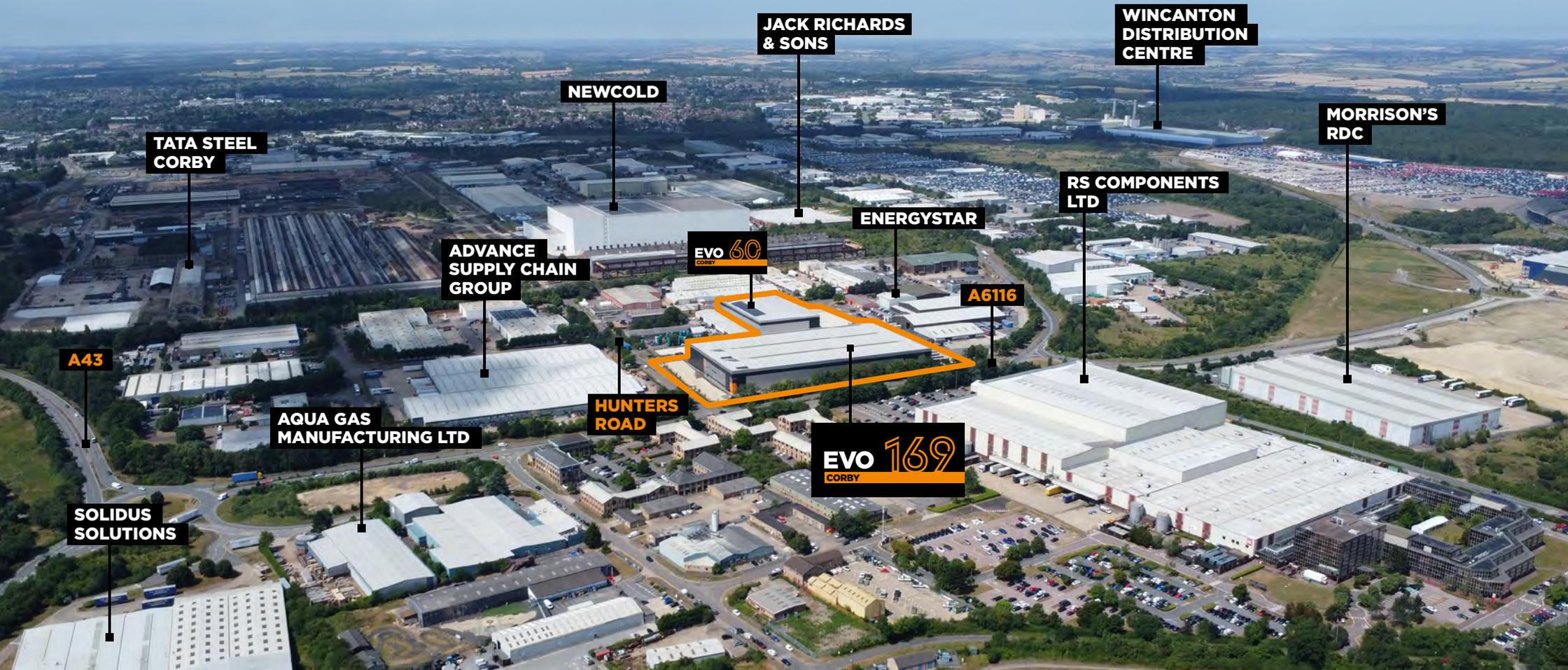
**EPC
A+**



**EXCELLENT
POWER
SUPPLY**



LOCATION



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

≡ 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.

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
Gatehouse	192	18
TOTAL	169,127	15,713

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.



**PHOTOVOLTAIC
ROOF PANELS**



15m
CLEAR HEIGHT

50kN
PER SQ M
FLOOR LOADING

SPECIFICATION

KEY FEATURES



**50M YARD
DEPTH**

**15 DOOR
DOCKS**

**2 LEVEL ACCESS
DOORS**

**PHOTOVOLTAIC
PANELS**

**GATED
AND FENCED
DEVELOPMENT**

**POWER
991 kVA**



**GRADE A
FULLY FITTED FIRST AND
SECOND FLOOR OFFICES**

RAISED ACCESS FLOORS

COMFORT COOLING

HIGH SPEED FIBRE BROADBAND

LED LIGHTING WITH PIR SENSORS



**134 CAR
PARKING
SPACES**



**14 EV CHARGING
POINTS**



**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.



**LOW CARBON.
EFFICIENT.
FUTURE-READY.**



**LED LIGHTING
WITH PIR
SENSORS**



**RECYCLED
MATERIALS**



**GREEN
BREAKOUT
AREA**



**PHOTOVOLTAIC
ROOF
PANELS**



**RAINWATER
HARVESTING**



**SECURE CYCLE
STORAGE
FOR 48 CYCLES**

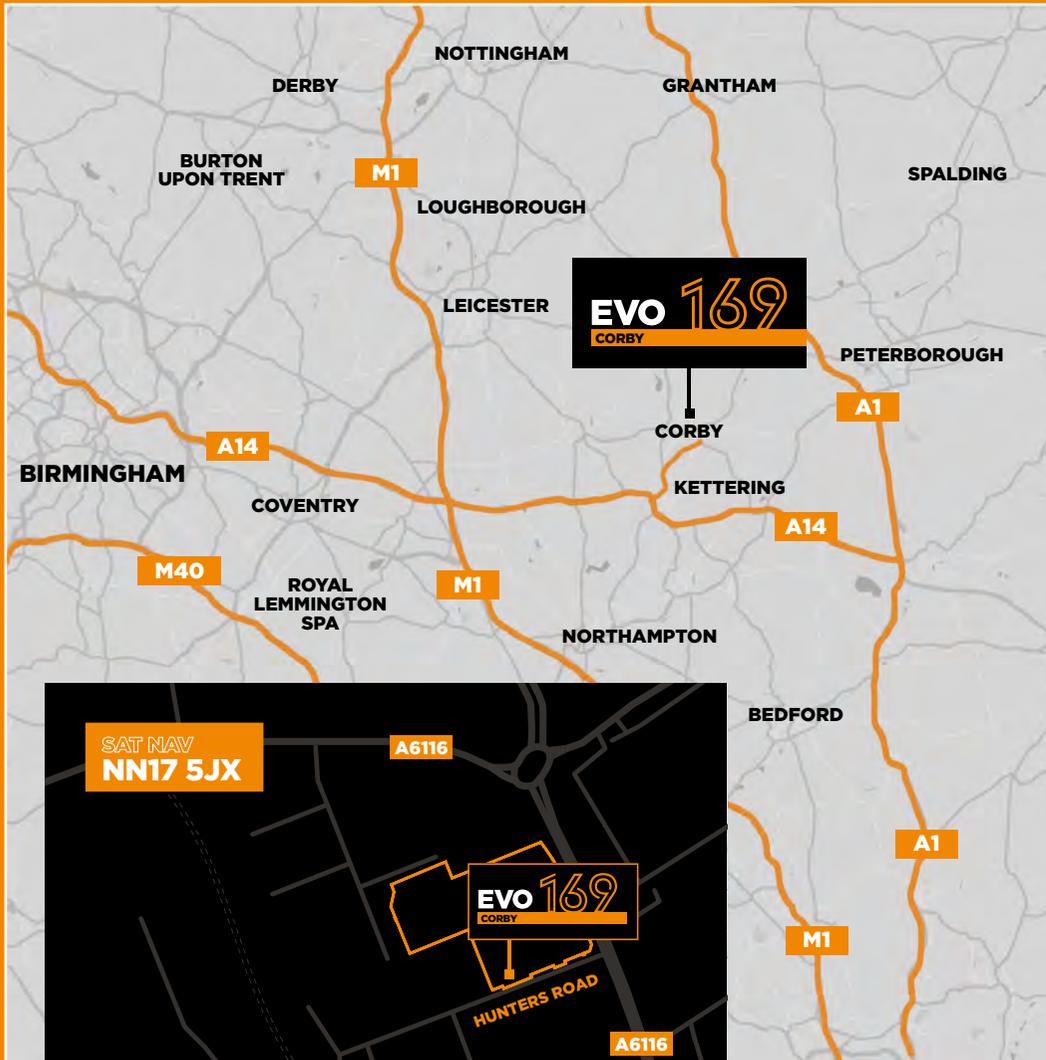


**13%
WAREHOUSE
ROOF LIGHTS**



**14 EV
CHARGING
SPACES**

OUR AGENTS



CBRE

0121 616 5555

www.cbre.co.uk

Peter Monks

peter.monks@cbre.com

07766 504 989

Olivia Newport

olivia.newport2@cbre.com

07920 822 081

Tydas

01733 590600

www.tyduspre.com

Sophie Dickens

sophiedickens@tydusre.com

07763 206550

Will Elphinstone

willelphinstone@tydusre.com

07876 131346

M1
M1AGENCY.CO.UK

0121 726 9050

Andy Hall

andy.hall@m1agency.co.uk

07824 525821

Georgina Thompson

georgina.thompson@m1agency.co.uk

07793 461360

EVOCORBY169.CO.UK

///sublime.rumble.handsets

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. 262706/March 2026.

 **PineBridge**
INVESTMENTS