

EVO 169

CORBY

Hunters Road NN17 5JX
Corby | Northamptonshire

CORBY

To Let

169,127 sq ft (15,713 sq m)
Warehouse/Industrial

Ready for
Immediate
occupation

KEY HIGHLIGHTS



**BEST IN CLASS
SUSTAINABLE
WAREHOUSING**



**BREEAM
EXCELLENT**

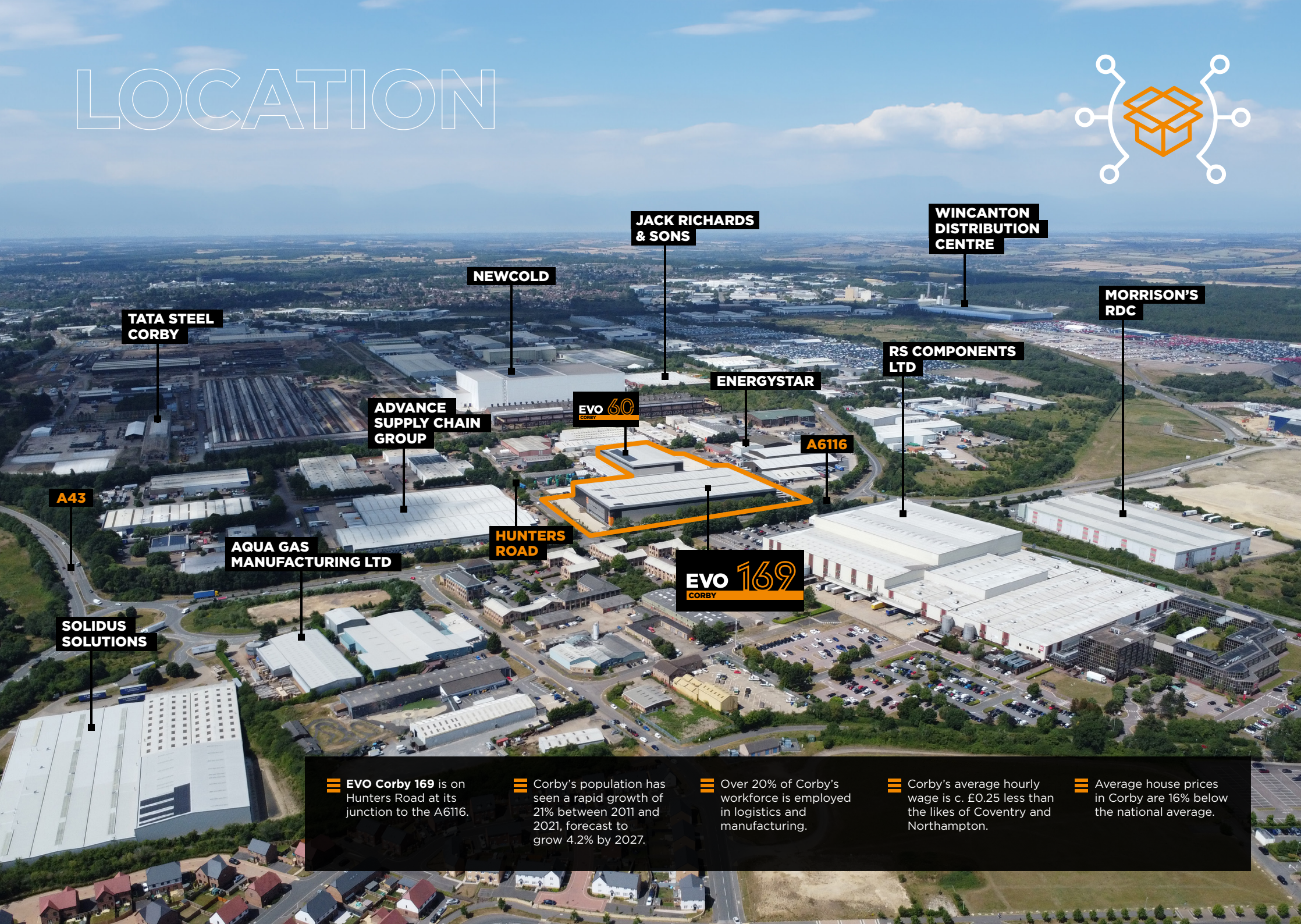


**EPC
A+**



**5MVA
AVAILABLE**

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



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.

**“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**

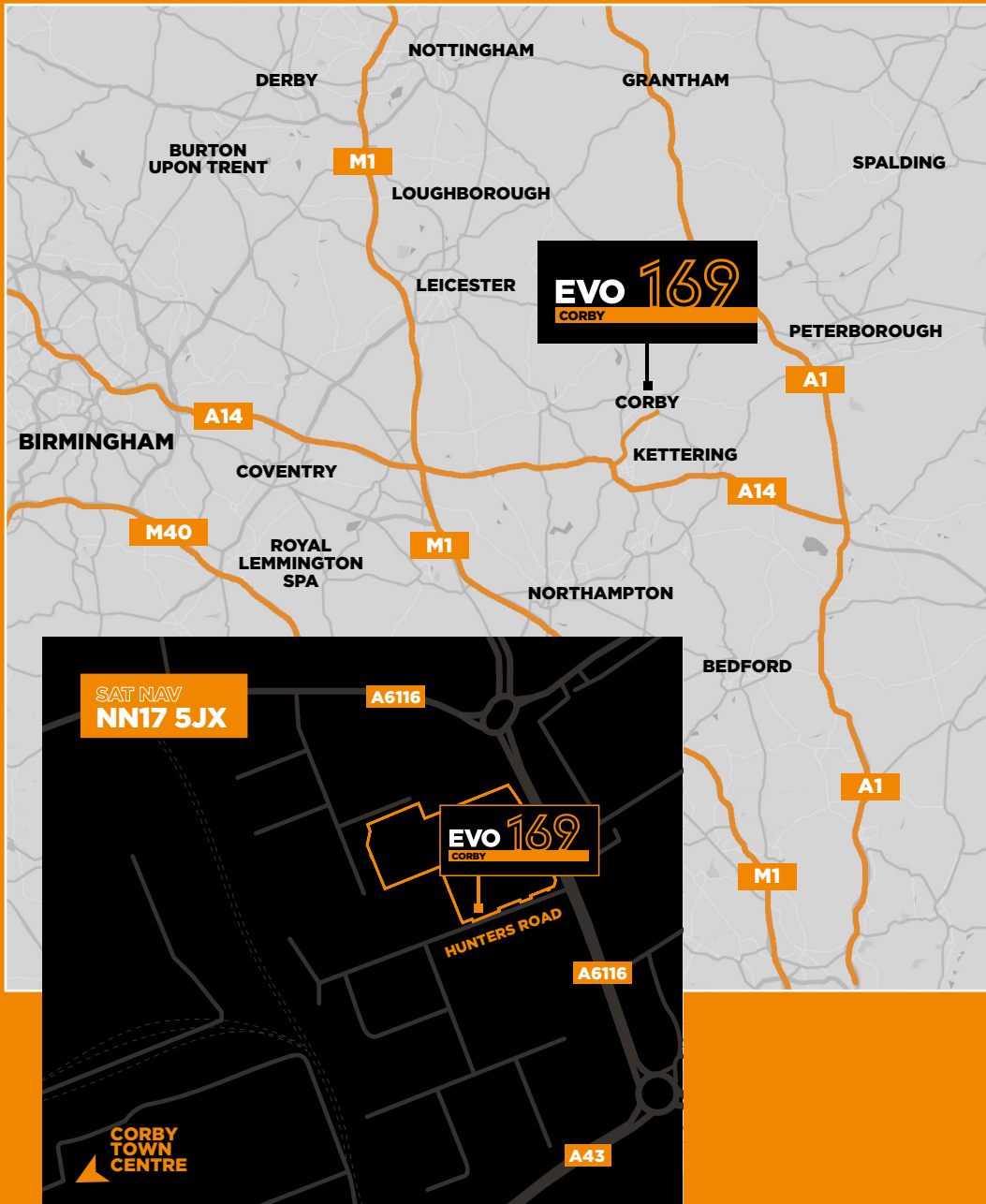


**13%
WAREHOUSE
ROOF LIGHTS**



**14 EV
CHARGING
SPACES**

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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. 262706/July 2026.

PineBridge
INVESTMENTS