



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

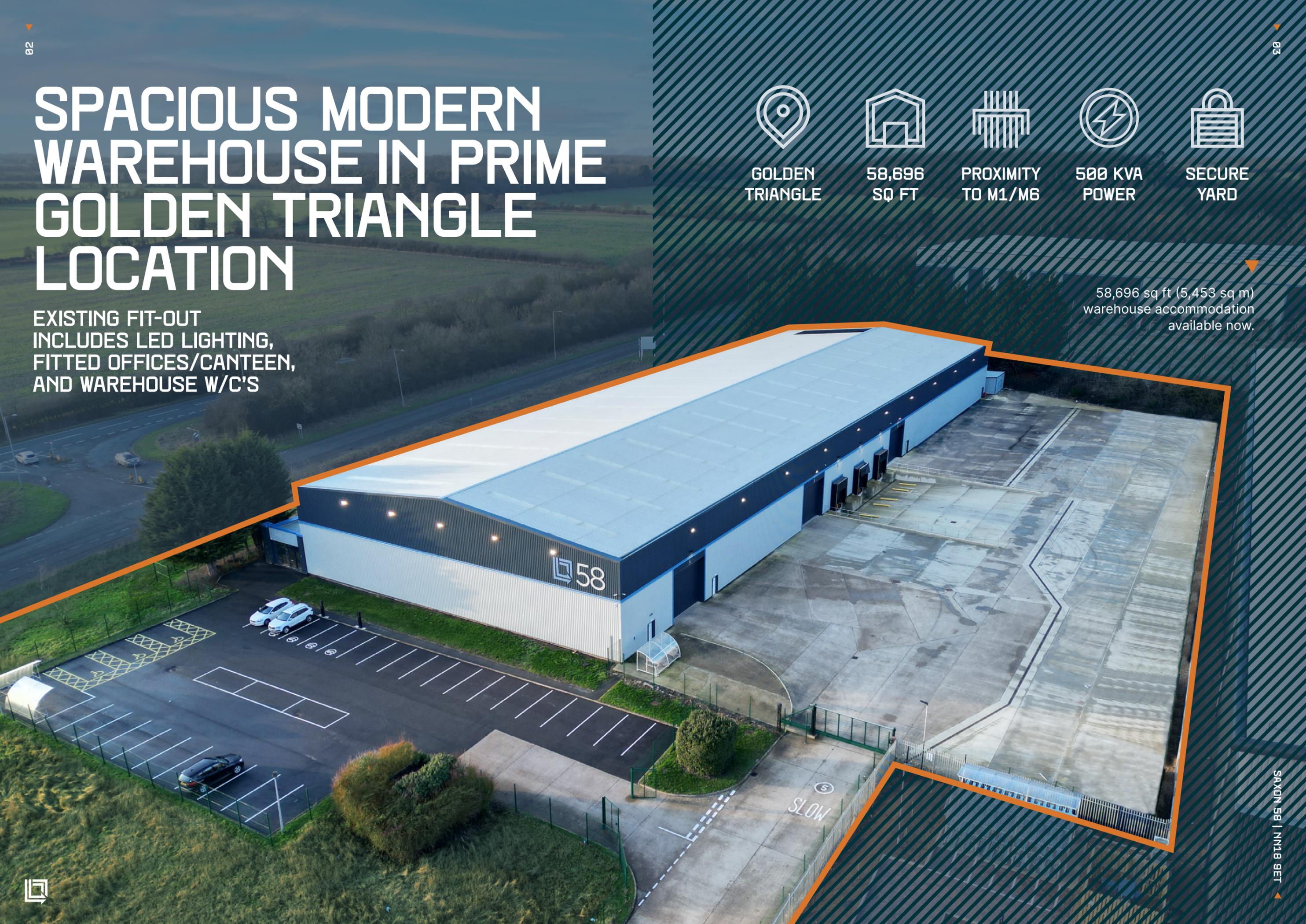


500 KVA POWER



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/M²



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%



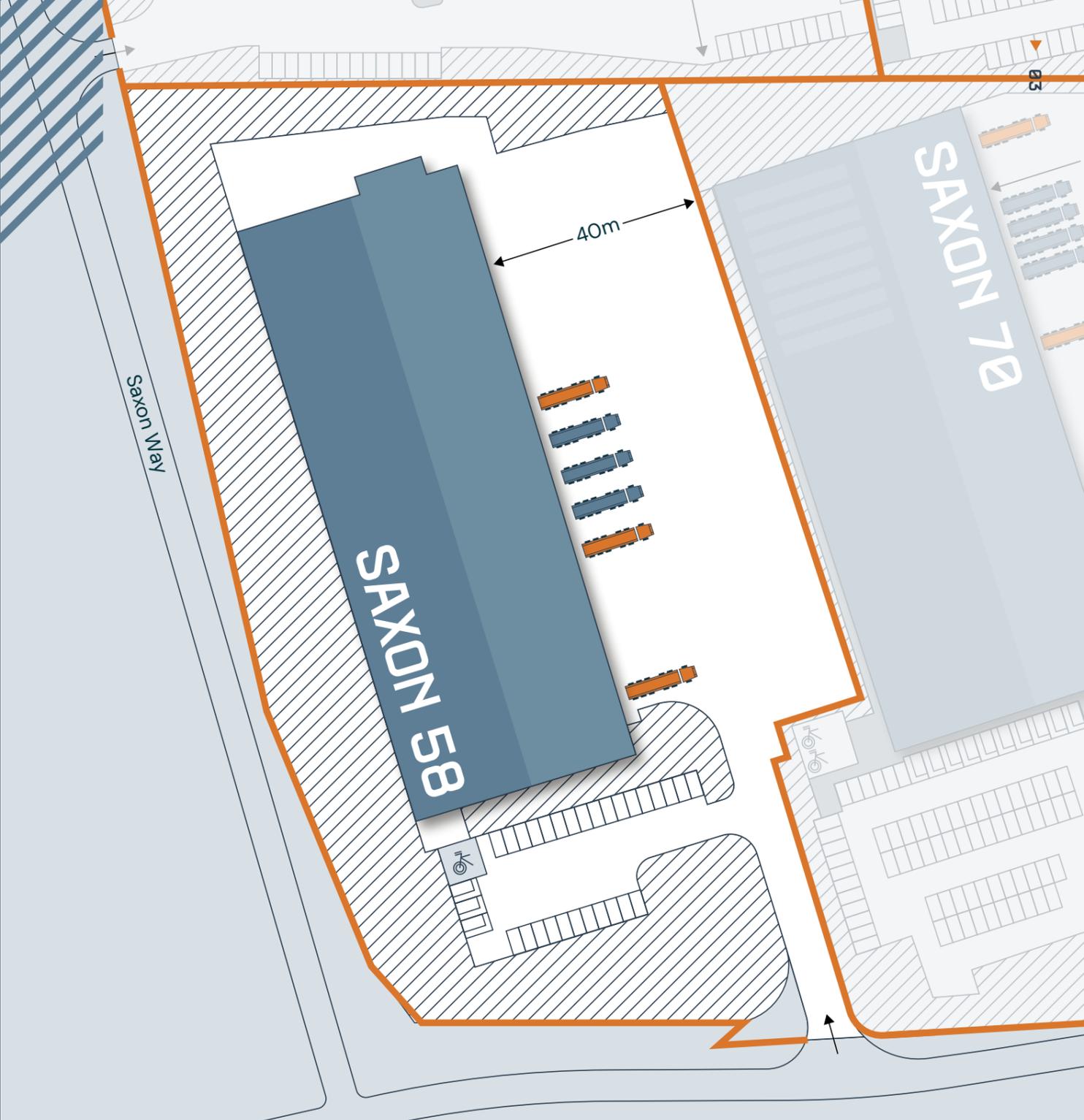
EPC
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SECURE YARD



GROUND FLOOR OFFICES

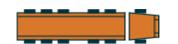


Saxon 58	Sq Ft	Sq M
Warehouse	55,370	5,144
First Floor Offices	3,326	309
Total	58,696	5,453

Indicative GIA



Entrance



Level Access Doors

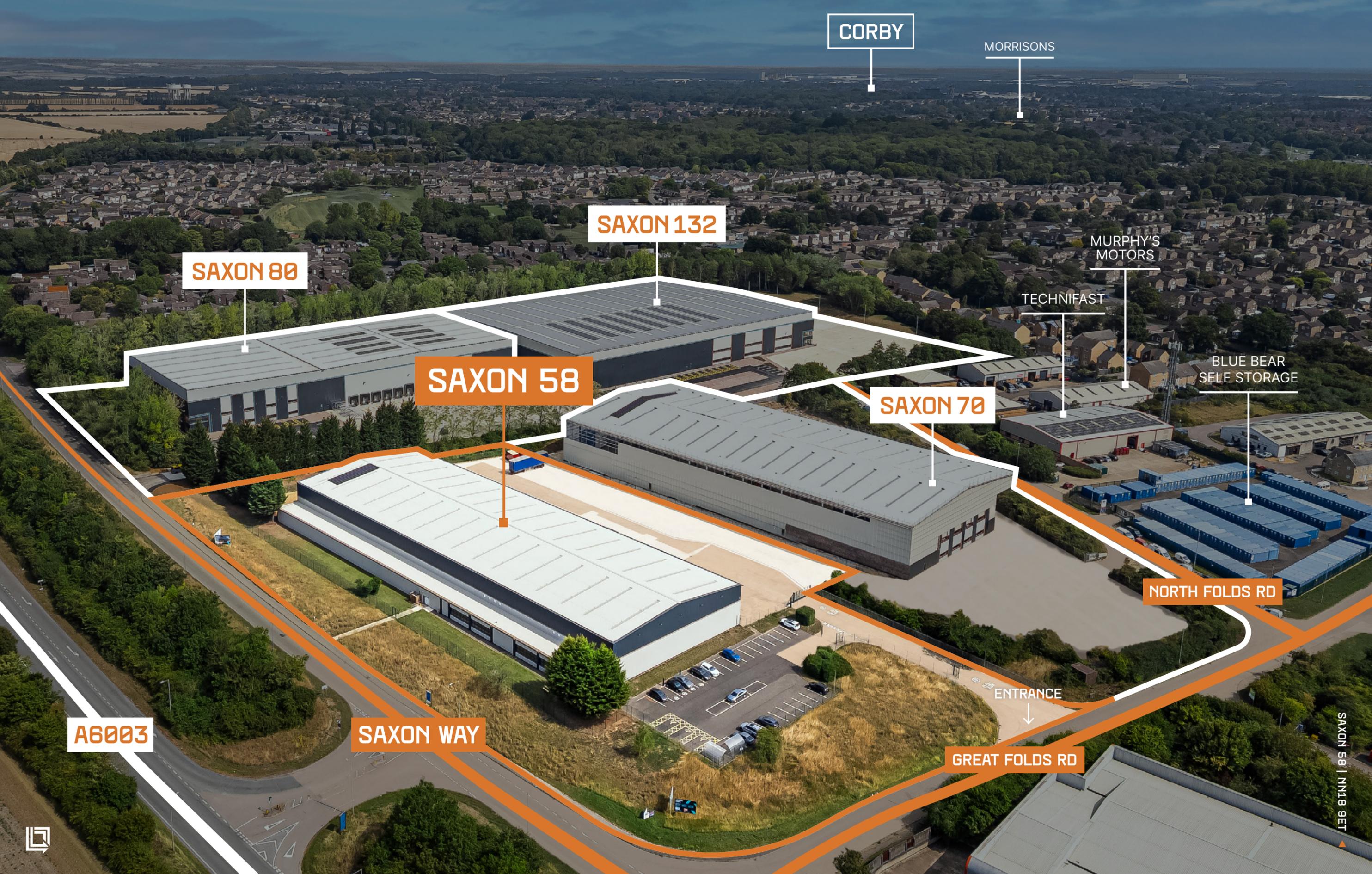


Green area



Dock Level & Euro Dock Doors





CORBY

MORRISONS

SAXON 132

SAXON 80

MURPHY'S MOTORS

TECHNIFAST

SAXON 58

SAXON 70

BLUE BEAR SELF STORAGE

NORTH FOLDS RD

A6003

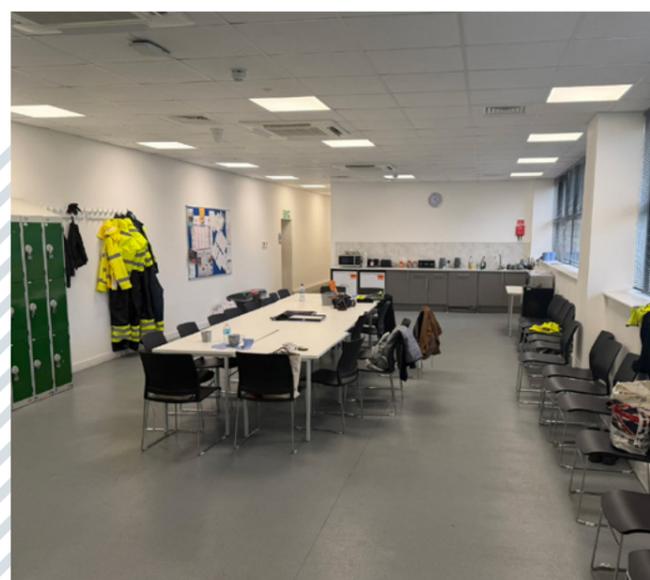
SAXON WAY

ENTRANCE

GREAT FOLDS RD



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/M²



3 dock level doors & 3 level access doors



Reception desk to the ground floor office space

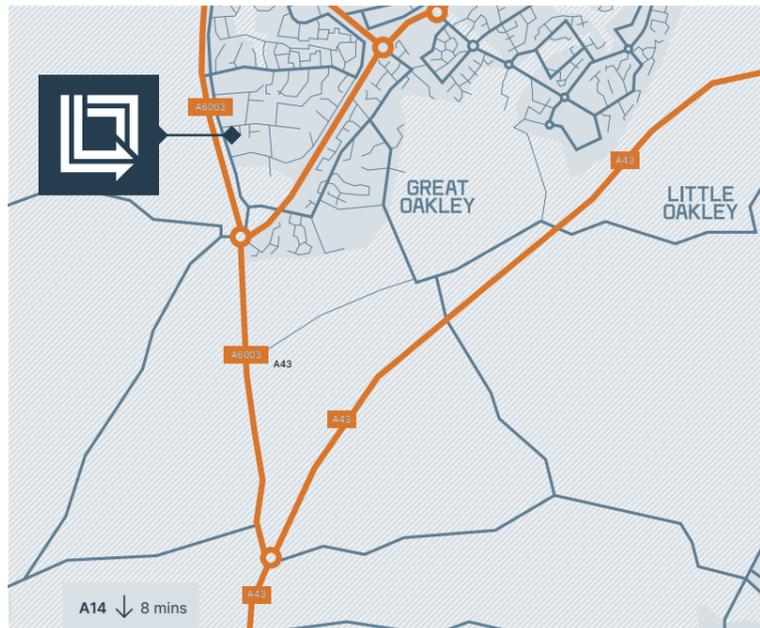


ESTABLISHED LOGISTICS LOCATION

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

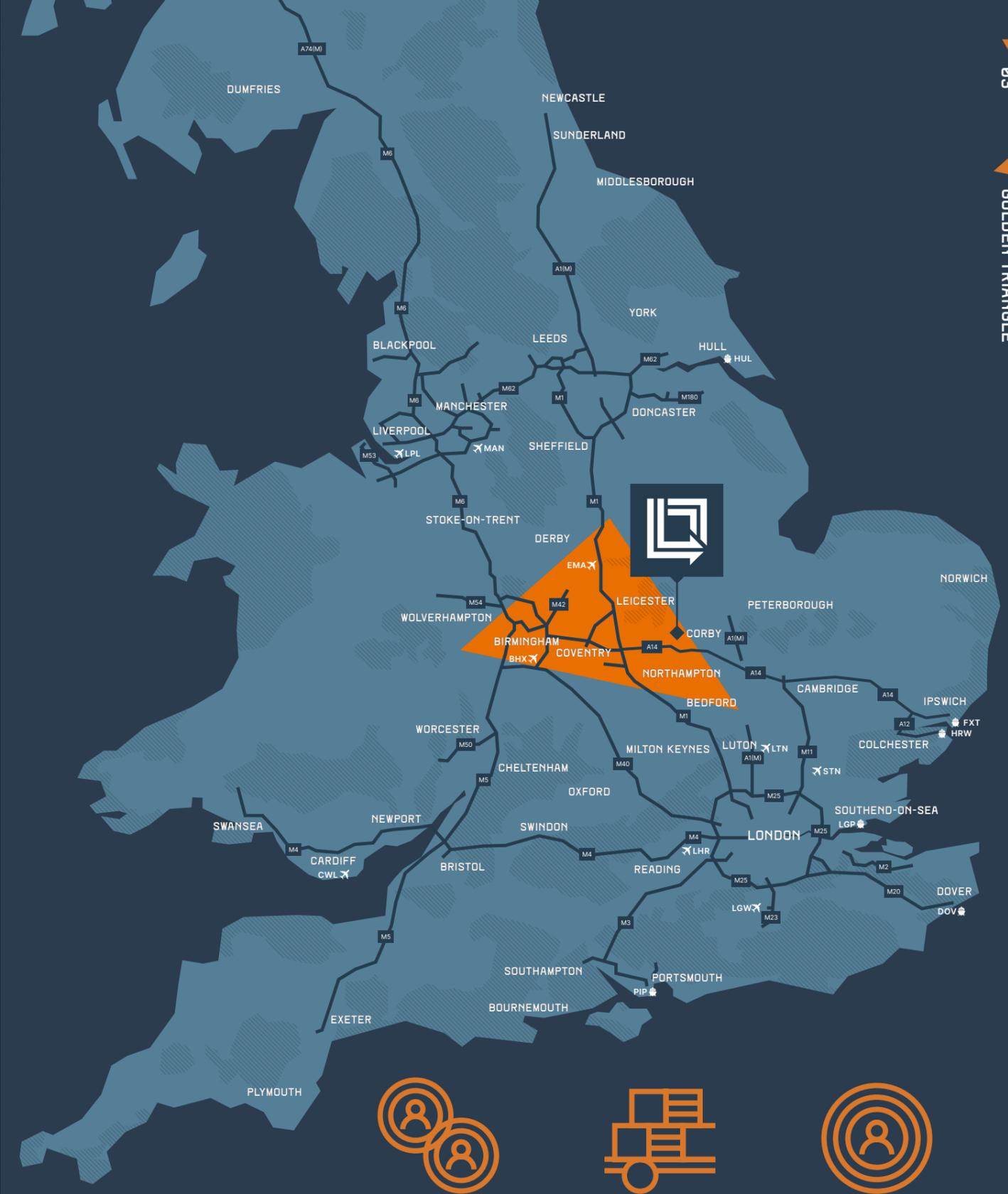
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

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

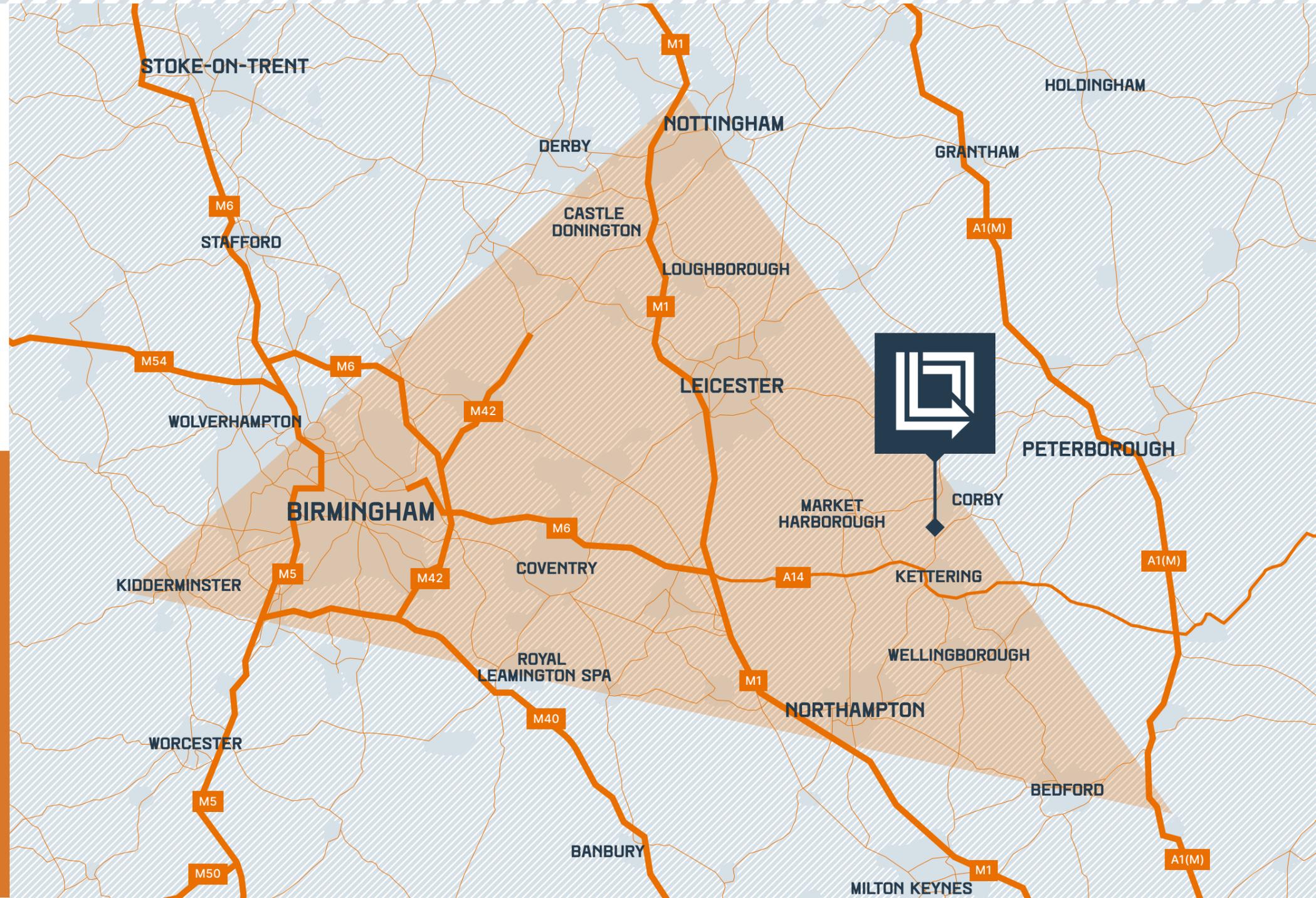
90% of the population can be reached within a 4hr HGV drive time



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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