



**SAXON 132**

**PRIME GOLDEN  
TRIANGLE  
WAREHOUSE &  
LOGISTICS UNIT**



**131,536 SQ FT | AVAILABLE NOW**

SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET

# SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION



GOLDEN TRIANGLE



131,536 SQ FT



PROXIMITY TO M1/M6



1 MVA POWER



SECURE YARD

131,536 sq ft (12,220 sq m) warehouse accommodation available now.

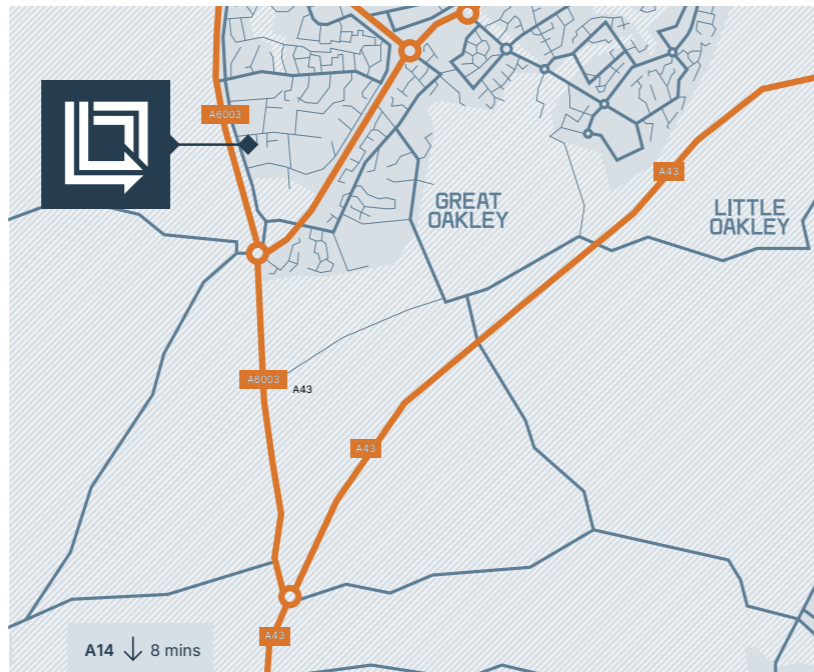


# ESTABLISHED LOGISTICS LOCATION

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

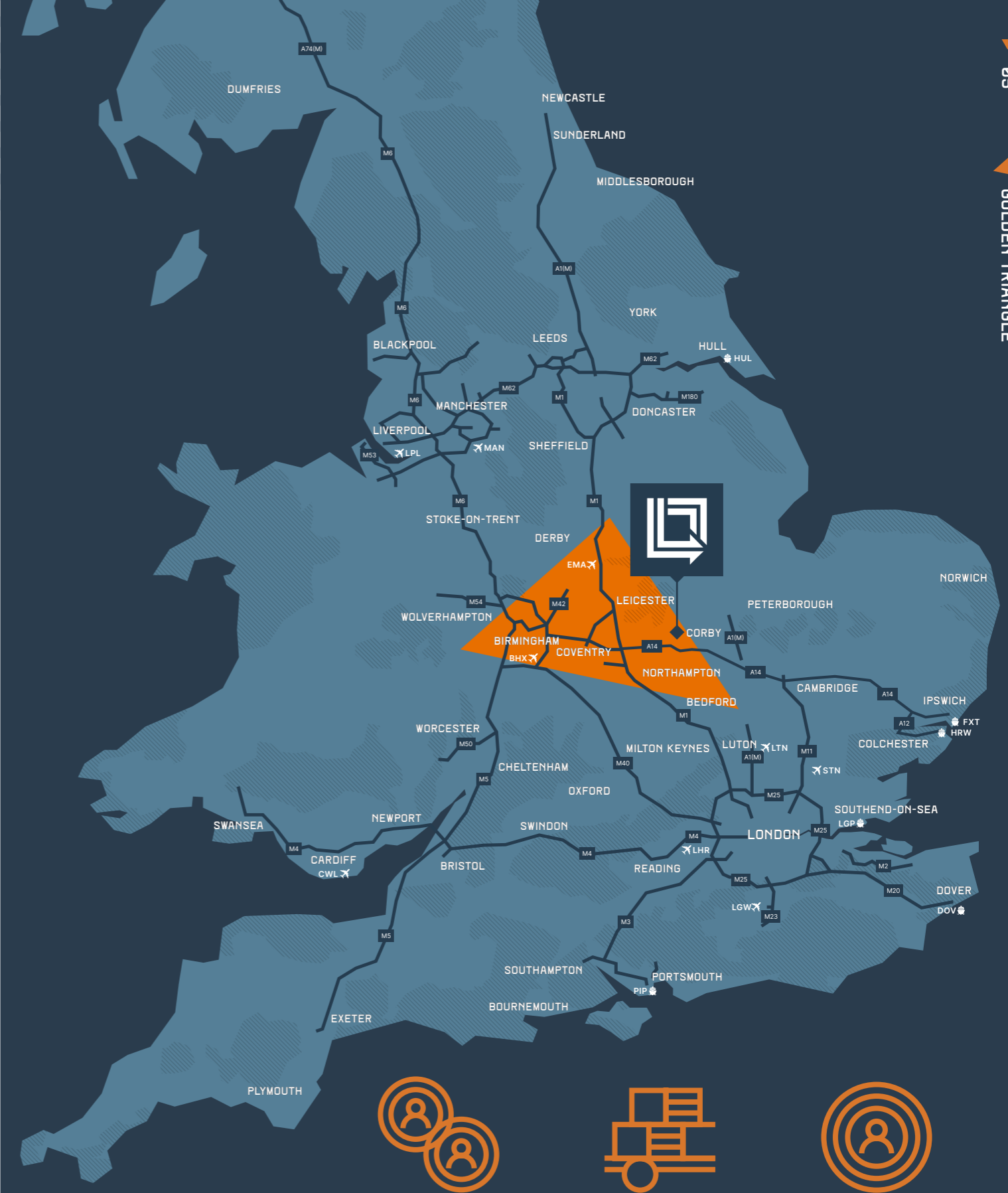
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

## 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





CORBY

WINCANTON  
 DFDS WAREHOUSING CORBY  
 MORRISONS

SAXON 132

SAXON 80

OAKLEY PLUMBING SUPPLIES  
 FOLGATE SAFETY

MURPHY'S MOTORS

ENTRANCE

SAXON 70

TECHNIFAST

BLUE BEAR SELF STORAGE

SAXON 58

NORTH FOLDS RD

A6003

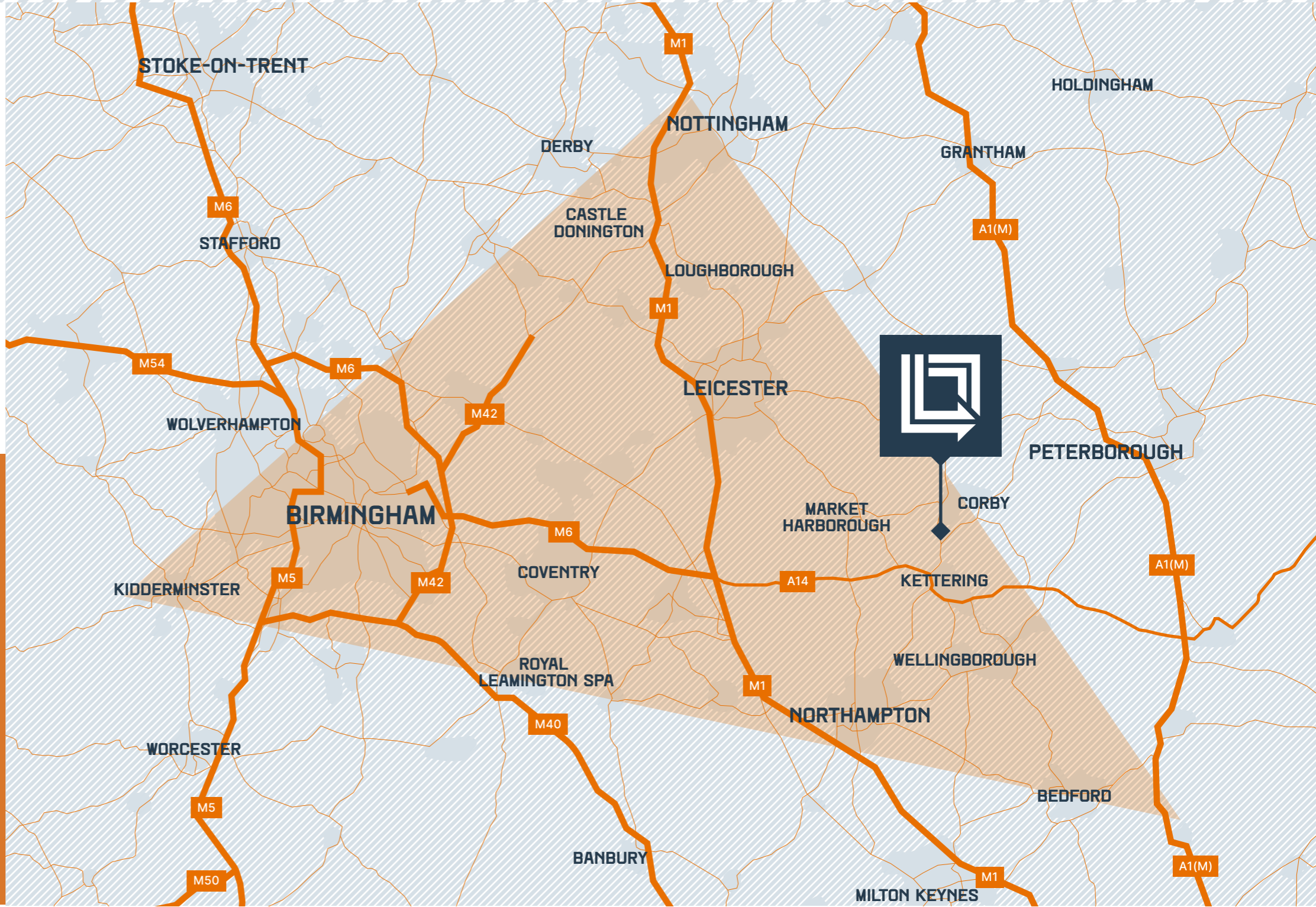
SAXON WAY

GREAT FOLDS RD

SAXON 132 | NN18 9ET



# 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)  
**131,536**



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



Site Coverage  
**45%**



Clear Height  
**12.5M**



Power Supply  
**1 MVA**



Euro Dock/Dock Level  
**1/7 DOORS**



Level Access  
**2 DOORS**



EV Charging  
**6**  
(Possible 18)



Car Parking  
**81**



HGV Parking  
**19**



Roof Lights  
**10%**



PV Panels  
**168 KWP**



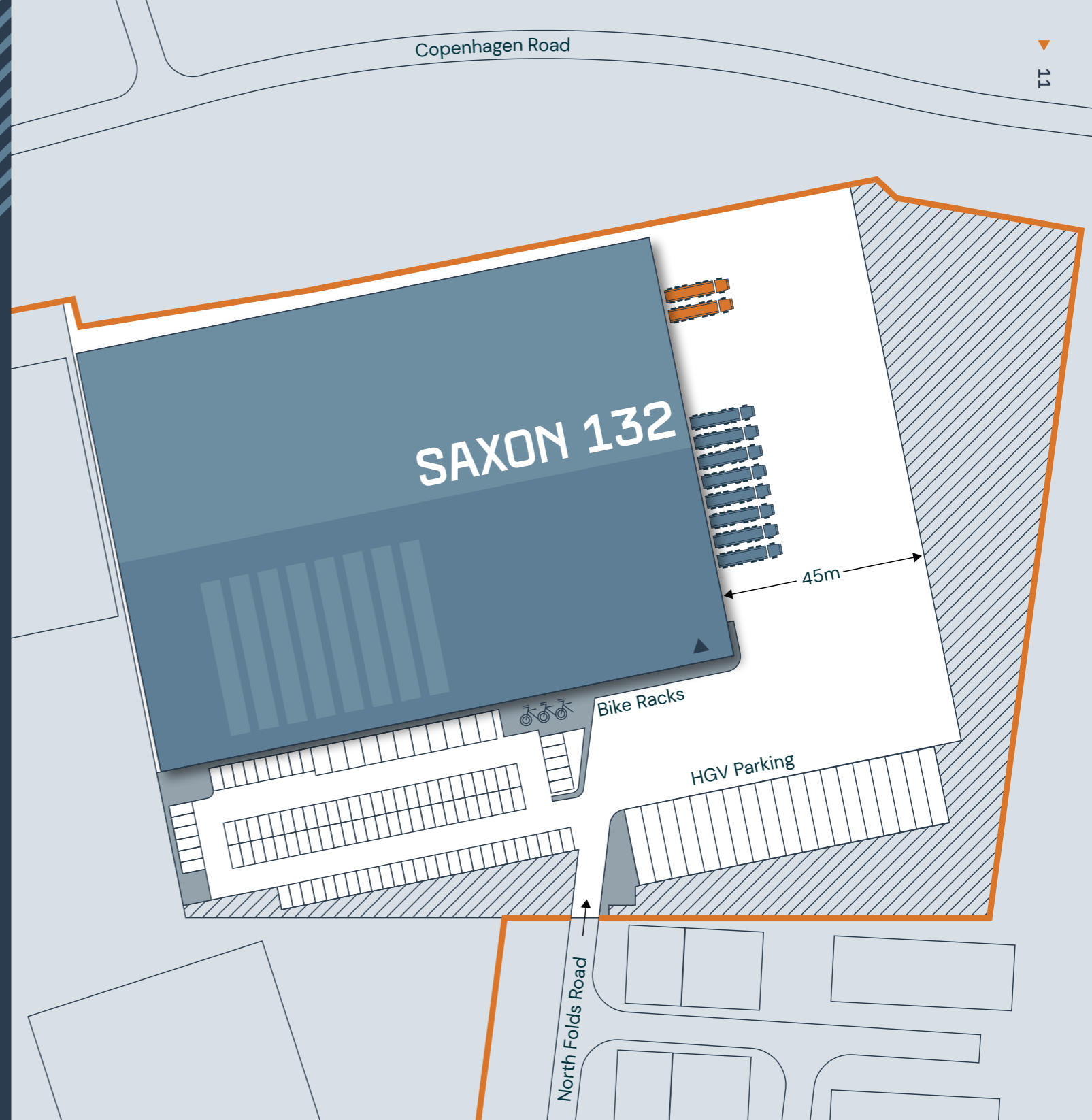
EPC  
**A+**



**SECURE YARD**



**1ST FLOOR OFFICES**



Saxon 132	Sq Ft	Sq M
Warehouse	124,746	11,589
First Floor Offices	6,790	631
<b>Total</b>	<b>131,536</b>	<b>12,220</b>

Indicative GIA



Entrance



Level Access Doors



Green area



Dock Level & Euro Dock Doors



12.5m clear height



7 dock level doors & 1 euro dock level door



Reception entrance



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

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# SAXON 132



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