



MULBERRY
**LOGISTICS
PARK**

CORBY

A14 / A43 NORTHAMPTONSHIRE
A NEW, UNRIVALLED SCALE,
BUILD-TO-SUIT INDUSTRIAL /
LOGISTICS DEVELOPMENT
UNITS AVAILABLE FROM
250,000 SQ FT – 2 MILLION SQ FT

MPDL.CO.UK/CORBY

DEDICATED TO

UNRIVALLED SCALE

MULBERRY LOGISTICS PARK,
CORBY IS ONE OF THE LARGEST
LOGISTICS OPPORTUNITIES IN
THE UK. ITS STRATEGIC LOCATION,
ON THE A14 IN CORBY, ALLOWS
ACCESS TO BOTH THE EAST COAST
PORTS, AND THE MIDLANDS /
SOUTH EAST MARKETS.



Indicative image



Superb access to national markets
via the dualled A43 and upgraded A14



State-of-the-art, large scale
warehouse space on either
a leasehold or freehold basis



Rare opportunity to occupy a best-in-
class facility, strategically positioned in
an established East Midlands industrial
location, and home to brands such as
Eddie Stobart, BSH Home Appliances,
Wincanton and CBVA



A large available labour pool at
comparably lower rates than the
Midlands and UK average



Extra large build-to-suit opportunities
ranging from 250,000 – 2 million sq ft



Computer Generated Image

DELIVERING TO THE LARGEST SCALE

Mulberry Logistics Park, Corby offers an outstanding strategic location adjacent to Midlands Logistics Park. This scheme offers very competitive rents and an excellent available labour pool. This established logistics location is home to major occupiers including Eddie Stobart and BSH Home Appliances.

This new opportunity builds on the existing success story of Midlands Logistics Park, offering state-of-the-art warehouses, built to suit your exact needs.

Available plots can support up to 2 million sq ft of logistics space in a single building.

A LARGE, COST-EFFECTIVE SUPPLY OF LABOUR

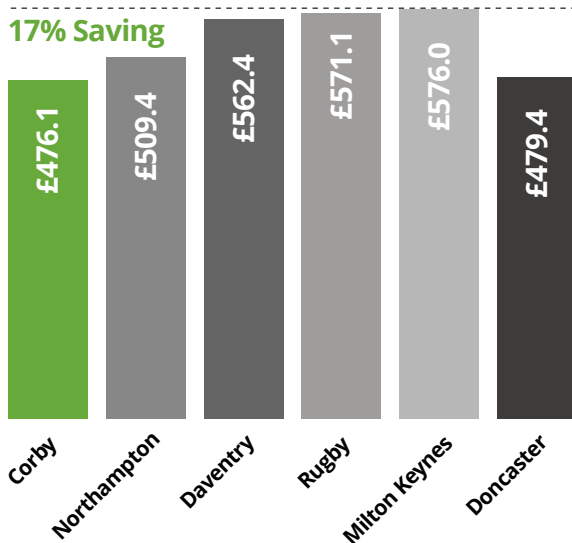
- Corby offers one of the largest pools of logistics and warehousing staff in the UK
- Over 13,000 logistics workers and over 14,000 unemployed live within a 30 minute drive time of the site
- Such is the importance of logistics to the area, that Northampton and Tresham Colleges offer Warehousing and Distribution apprenticeships, and Northampton College has a specialist academy to train the next generation of workers in the industry

- Average gross weekly pay is approximately 17% less than the wider East Midlands region
- The highest concentration of employment in transport and storage sectors in the region

Source: Office of National Statistics, Nomis

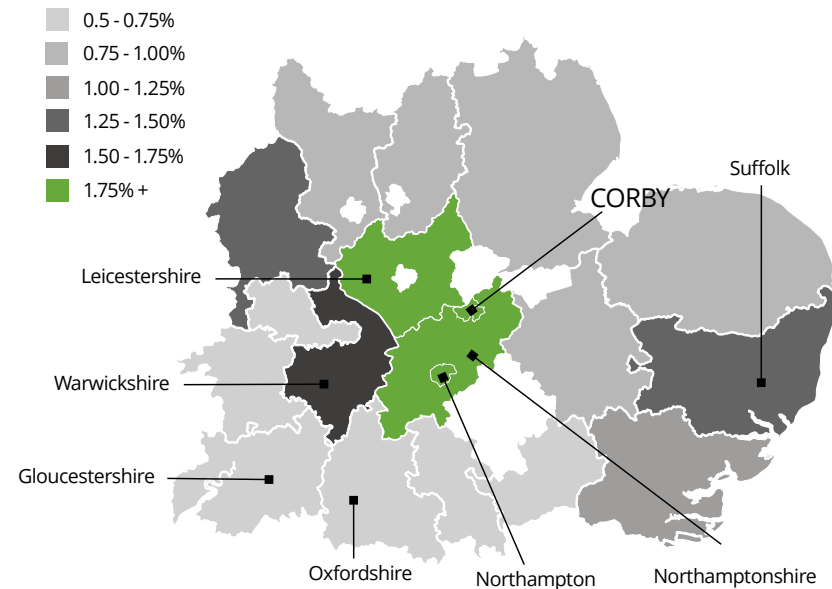
GROSS WEEKLY PAY

(full time workers by place of residence)



Source: Nomis Official Labour Market Statistics

CONCENTRATION OF EMPLOYMENT IN THE TRANSPORT AND STORAGE SECTORS



Source: Oxford Economics

A LEADING LOGISTICS LOCATION

Mulberry Logistics Park, Corby is located immediately adjacent to the A43 link road, which is now fully dualled to the A14, resulting in shorter journey times. Along the A14 itself significant upgrades have substantially reduced journey times between Mulberry Logistics Park, Corby and national markets.

Improvements on the Cambridge to Huntingdon section have significantly enhanced the flow of traffic from the A14 to the M11, offering much quicker access via this route into London. Access to the M1 south from the A14 is via the A43 and A45.

TRAVEL TIMES

BY ROAD (HGV)

Destination	Distance	Time
Catthorpe Interchange	34.8 miles	40 mins
Birmingham	62.8 miles	1 hr 10 mins
M25 (J23)	74.3 miles	1 hrs 30 mins
London Gateway	79.4 miles	1 hrs 40 mins
Felixstowe	113 miles	2 hrs 10 mins
M60 (J3)	143 miles	2 hrs 30 mins
Liverpool	157 miles	2 hrs 50 mins

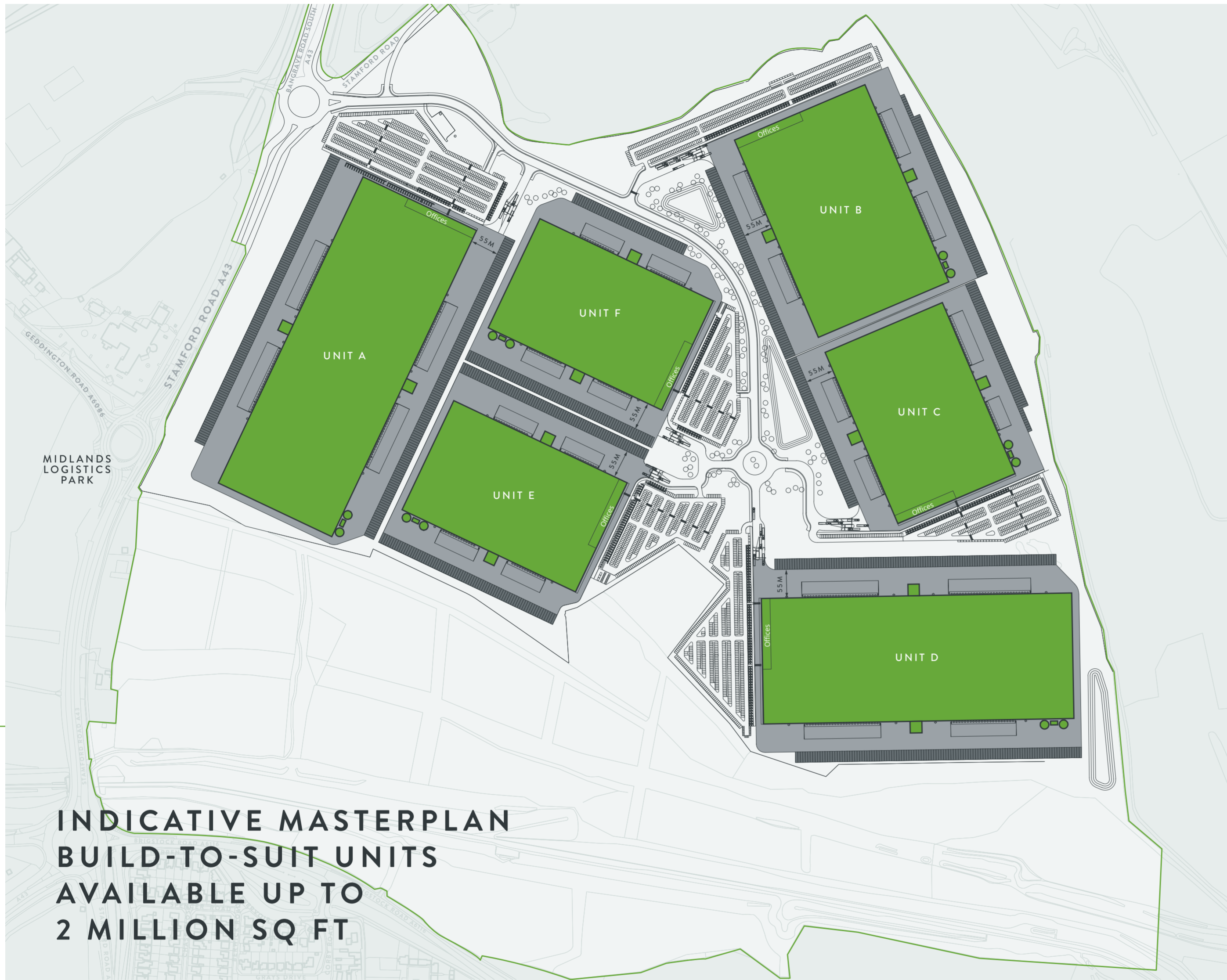
Source: Google Maps



HGV Drive Times

- 80 mins
- 160 mins
- 240 mins





**INDICATIVE MASTERPLAN
BUILD-TO-SUIT UNITS
AVAILABLE UP TO
2 MILLION SQ FT**

INDICATIVE OPTIONS

UNIT A	sq ft	sq m	UNIT D	sq ft	sq m
Warehouse Area	905,300	84,105	Warehouse Area	830,700	77,175
Office	41,300	3,837	Office	38,700	3,595
Hub Office x 2	10,000	929	Hub Office x 2	10,000	929
Total Area	956,600	88,871	Total Area	879,400	81,699

UNIT B	sq ft	sq m	UNIT E	sq ft	sq m
Warehouse Area	641,000	59,551	Warehouse Area	487,000	4,524
Office	34,850	3,238	Office	39,500	3,670
Hub Office x 2	10,000	929	Hub Office x 2	10,000	929
Total Area	685,850	63,718	Total Area	536,500	9,123

UNIT C	sq ft	sq m	UNIT F	sq ft	sq m
Warehouse Area	499,500	46,405	Warehouse Area	487,000	45,244
Office	34,850	3,238	Office	39,500	3,670
Hub Office x 2	10,000	929	Hub Office x 2	10,000	929
Total Area	544,350	50,572	Total Area	536,500	49,843

**THE NEXT LEVEL
OF LOGISTICS**

Mulberry Logistics Park, Corby will achieve a BREEAM Very Good rating, with buildings being constructed to an exceptionally high quality, in line with occupiers' specific requirements.

This is one of the few options in the region to take advantage of a possible eaves height of up to 30m. 18m to the underside of the haunch is available anywhere on the site offering building volumes that can meet virtually any occupier demands. This is logistics to the highest level in every sense.

SPECIFICATION

TYPICAL WAREHOUSE SPECIFICATION

- BREEAM Very Good and EPC 'A' rating
- Built-up cladding with 25-year guarantee
- Triple-skinned roof lights to 15% of floor area
- FM2 (special) floor slab: uniformly distributed loading of 50kN/m²
- Rooftop photo-voltaic array
- LED lighting to external yard areas
- Rack loading of 9 tonnes
- Hormann / Stertil Level access and dock doors
- Reinforced concrete dock walls with dock height of 1200mm / 1300mm to suit
- Adjustable dock levellers rated to 6,000kg with rectangular shelters, LED traffic lights and lighting

TYPICAL OFFICE SPECIFICATION

- Enhanced cladding and curtain walling to improve natural lighting
- Air conditioning to all office areas
- LED office lighting with automatic movement and daylight controls
- Energy monitoring system with 'smart meters'
- Heavy duty raised-access floor with provision for data cabling
- Fire alarm system, with main panel designed for the future connection of a warehouse fire alarm system

EXTERNAL

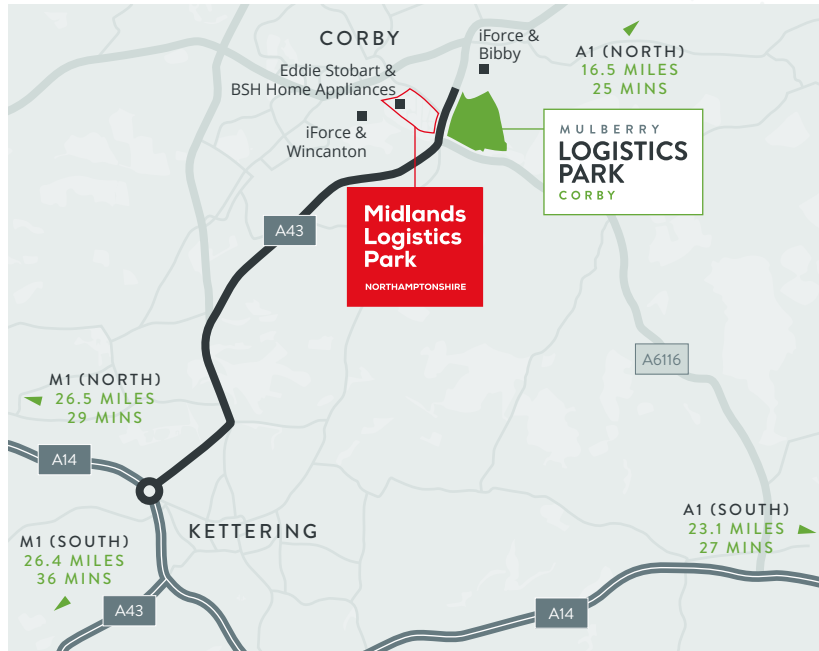
- Electric car charging points
- LED security lighting
- Secure weldmesh fencing
- 55m yard depths

Indicative images





MULBERRY
**LOGISTICS
PARK**
CORBY



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A development by



MULBERRY
DEVELOPMENTS

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