

INDICATIVE OPTIONS

UNIT A	sq ft	sq m
Warehouse Area	905,300	84,105
Office	41,300	3,837
Hub Office x 2	10,000	929
Total Area	956,600	88,871

UNIT D	sq ft	sq m
Warehouse Area	830,700	77,175
Office	38,700	3,595
Hub Office x 2	10,000	929
Total Area	879,400	81,699

UNIT B	sq ft	sq m
Warehouse Area	641,000	59,551
Office	34,850	3,238
Hub Office x 2	10,000	929
Total Area	685,850	63,718

UNIT E	sq ft	sq m
Warehouse Area	487,000	4,524
Office	39,500	3,670
Hub Office x 2	10,000	929
Total Area	536,500	9,123

UNIT C	sq ft	sq m
Warehouse Area	499,500	46,405
Office	34,850	3,238
Hub Office x 2	10,000	929
Total Area	544,350	50,572

UNIT F	sq ft	sq m
Warehouse Area	487,000	45,244
Office	39,500	3,670
Hub Office x 2	10,000	929
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