

**Midlands
Logistics
Park**

NORTHAMPTONSHIRE

satnav NN18 8ET
WWW.MLP.CO.UK

An exceptional
240,
000
sq ft

build to suit opportunity

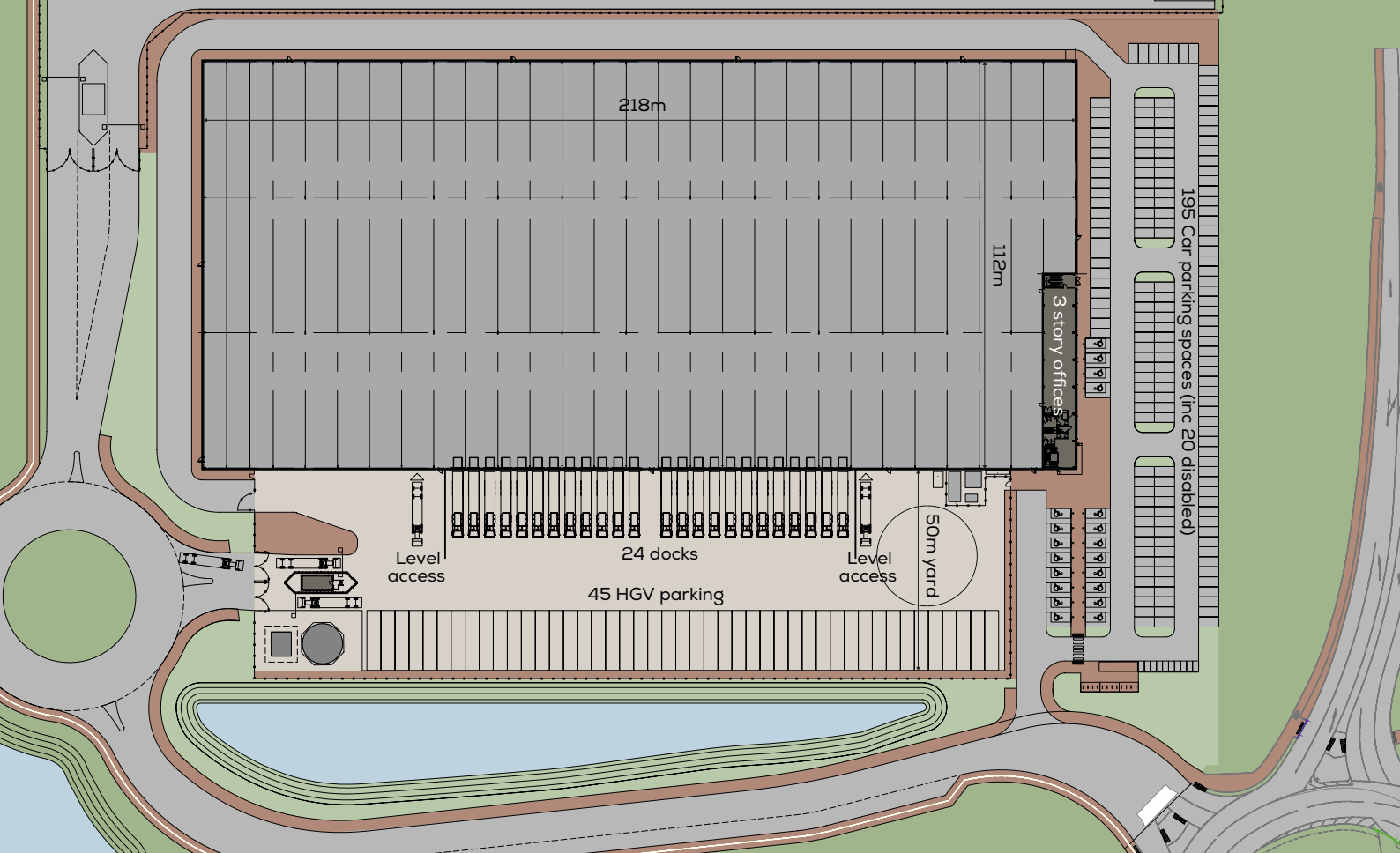
A JOINT VENTURE



MULBERRY
DEVELOPMENTS



FROGMORE
PROPERTY.PROPERLY.™



Unit 4

**240,000 sq ft
built to suit opportunity**

**Unit 4 offers you the chance to join
global and transnational businesses
at Midlands Logistics Park.**

Midlands Logistics Park's outstanding strategic location, very competitive rents and excellent available labour pool have already secured Eddie Stobart and B/S/H Home Appliances.

Unit 4 is your opportunity to have a state-of-the-art, 240,000 sq ft warehouse built to suit your exact needs at this outstanding scheme.

**Corby's workforce includes one of
the largest pools of logistics and
warehousing staff in the county.**

Over 13,000 logistics workers and over 14,000 unemployed live within a 30 minute drive time of MLP. So recruiting 500 warehouse workers would represent less than 4% of locally available logistics workers and unemployed.

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 logistics workers.

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

230kWp rooftop
photo-voltaic array

LED lighting to external yard areas

Rack loading of 9 tonnes

Hormann / Steril 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

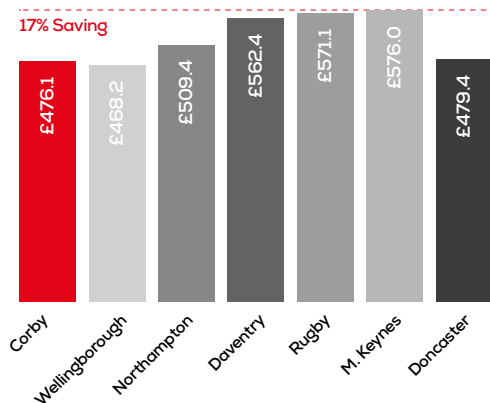




Gross weekly pay

(full time workers by place of residence)

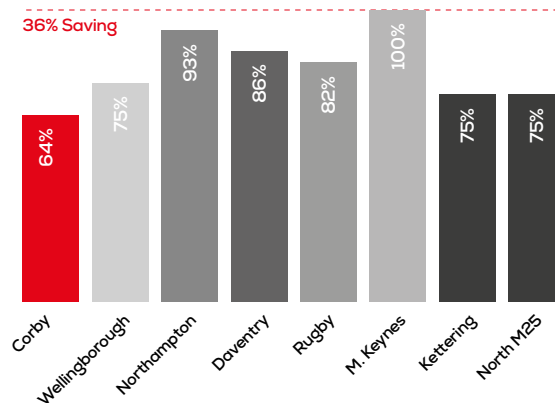
17% Saving



Source: Nomis Official Labour Market Stats

Rent per sq ft for new industrial space

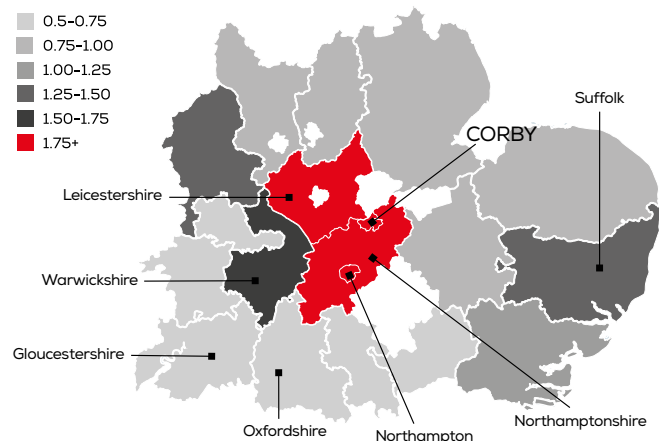
36% Saving



Source: CoStar

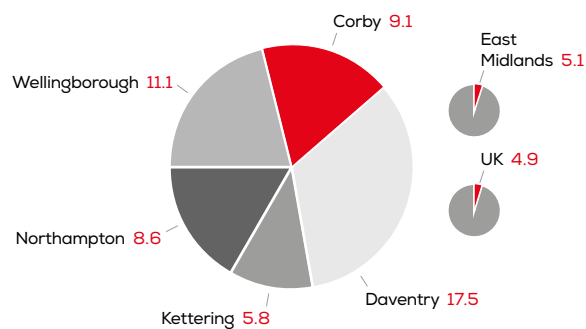
Note: Values shown are achieved values rather than asking values

Concentration of employment in the transport and storage sectors



Source: Oxford Economics

Employment in transportation and storage (% of total) in Northamptonshire

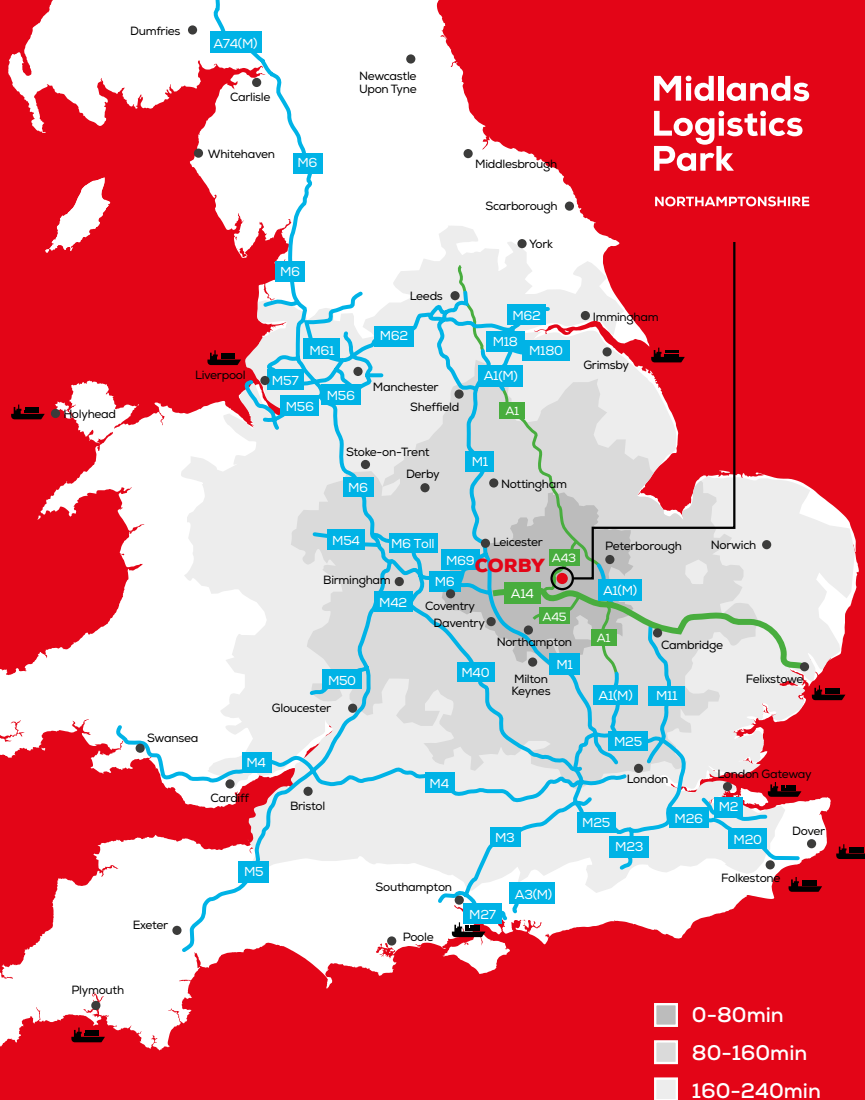


Source: ONS

HGV drive times

| | | | |
|-----------------------------------|-----------|-------------|-----------|
| Catthorpe Interchange (A14/M6/M1) | 54min | 27.7 miles | (44.5km) |
| Felixstowe | 3hr 11min | 110 miles | (177.9km) |
| M25 J23 (London) | 2hr 12min | 72.9 miles | (117km) |
| London Gateway | 3hr 12min | 102 miles | (165km) |
| Birmingham | 1hr 46min | 58 miles | (94km) |
| M60 J3 (Manchester) | 4hr 6min | 136.4 miles | (219km) |
| Liverpool | 4hr 17min | 150 miles | (242km) |

Source: ukhaulier.co.uk

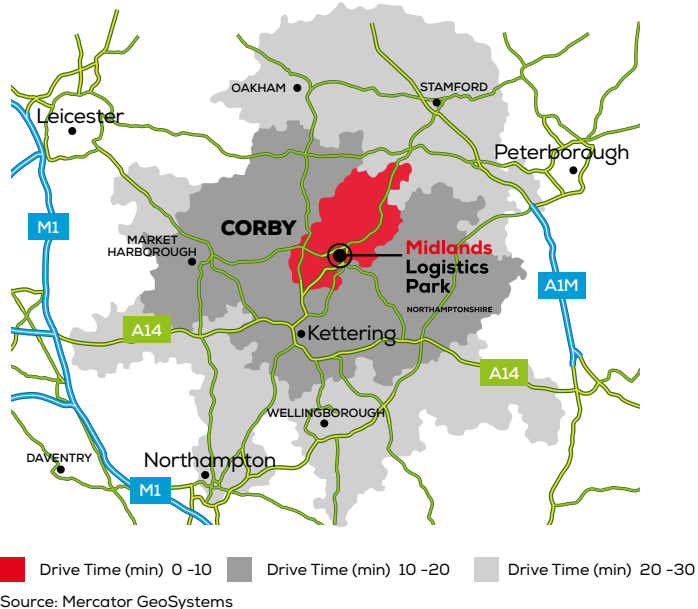


The dualled A43 connects MLP to the A14, along which significant upgrades have reduced journey times between Midlands Logistics Park and national markets.

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. The busiest section of the A43 is fully dualled between MLP and the A14, further improving journey times.

Drive to work times for Midlands Logistics Park



Source: Mercator GeoSystems



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