



# EARLSTREE 160 CORBY

Earlstrees Industrial Estate / Corby / NN17 4AZ

TO LET

## Industrial/ Logistics Unit 160,800 sq ft

Practical Completion Q3 2023

A development by:

**BLOCK**  
INDUSTRIAL  
A COPLEY POINT COMPANY



# Situation

Earlstreet 160 is prominently located at the corner of Earlstrees and Rockingham Road on the Earlstrees Industrial Estate to the north of Corby.

The Estate benefits from excellent access to the main road infrastructure including the A43, A14 and A47.

EARLSTREE  
160  
CORBY



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# Accommodation

## Specification

### Schedule

	sq ft	sq m
Distribution Centre	153,000	14,214
Main Offices	7,800	725
<b>Total</b>	<b>160,800</b>	<b>14,939</b>

### DISTRIBUTION CENTRE

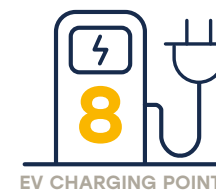
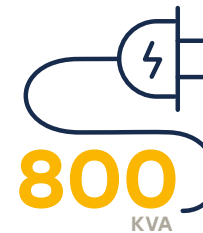
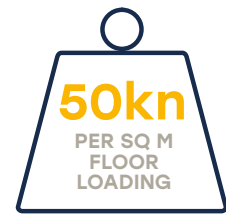
2no. Level Access Doors      8No. Dock Loading Doors      8No. Dock Loading Doors

### 50m SERVICE AREA

25No. HGV Parking Spaces

114No. Car Parking Spaces incl. 6no. Accessible

Earlstones Road



Earlstree 160 will be built to achieve BREAM rating of "Very Good" and an EPC A Rating.

# Location



Corby is already recognised as a prime distribution location, being home to such companies as Matalan, Morrisons, Sainsbury's, Weetabix, Avon and Corus. The facility is situated close to the A14 in a central location and has easy access to the country's main transport infrastructure. Transport links will be further enhanced by a new dual carriageway now under construction near to the site.

### ROAD

Kettering	10 miles
A14	12 miles
Northampton	25 miles
Leicester	27 miles
Nottingham	43 miles
Coventry	44 miles
Birmingham	64 miles

### AIR

Birmingham Airport	56 miles
Luton Airport	63 miles
Stansted Airport	73 miles

### RAIL

Corby Station	3.6 miles
Corby Rail Port	1.7 miles
DIRFT	35 miles

### PORTS

Hull Port	112 miles
Felixstowe Port	116 miles

# Contacts



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