



SAXON 70

**PRIME GOLDEN
TRIANGLE
WAREHOUSE &
LOGISTICS UNIT**



70,414 SQ FT | AVAILABLE Q4 2025

SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET

SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION



GOLDEN TRIANGLE



70,414 SQ FT



PROXIMITY TO M1/M6



520 KVA POWER



SECURE YARD

70,414 sq ft (6,541 sq m) warehouse accommodation available now.

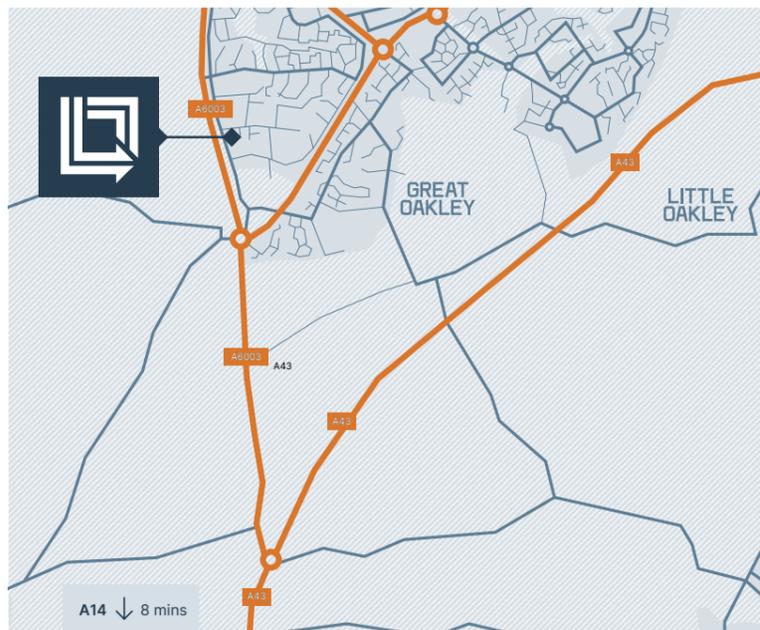


ESTABLISHED LOGISTICS LOCATION

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

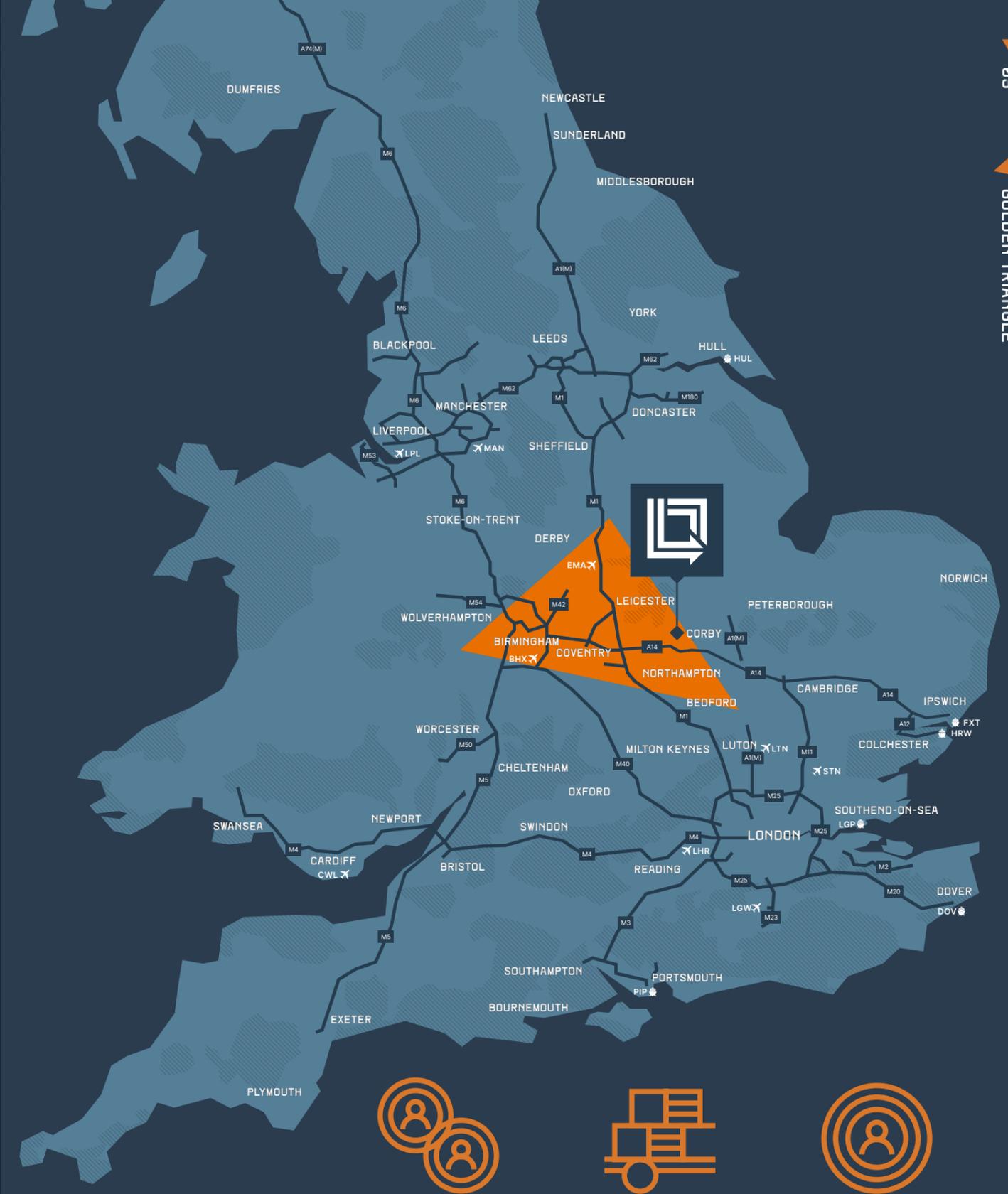
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

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

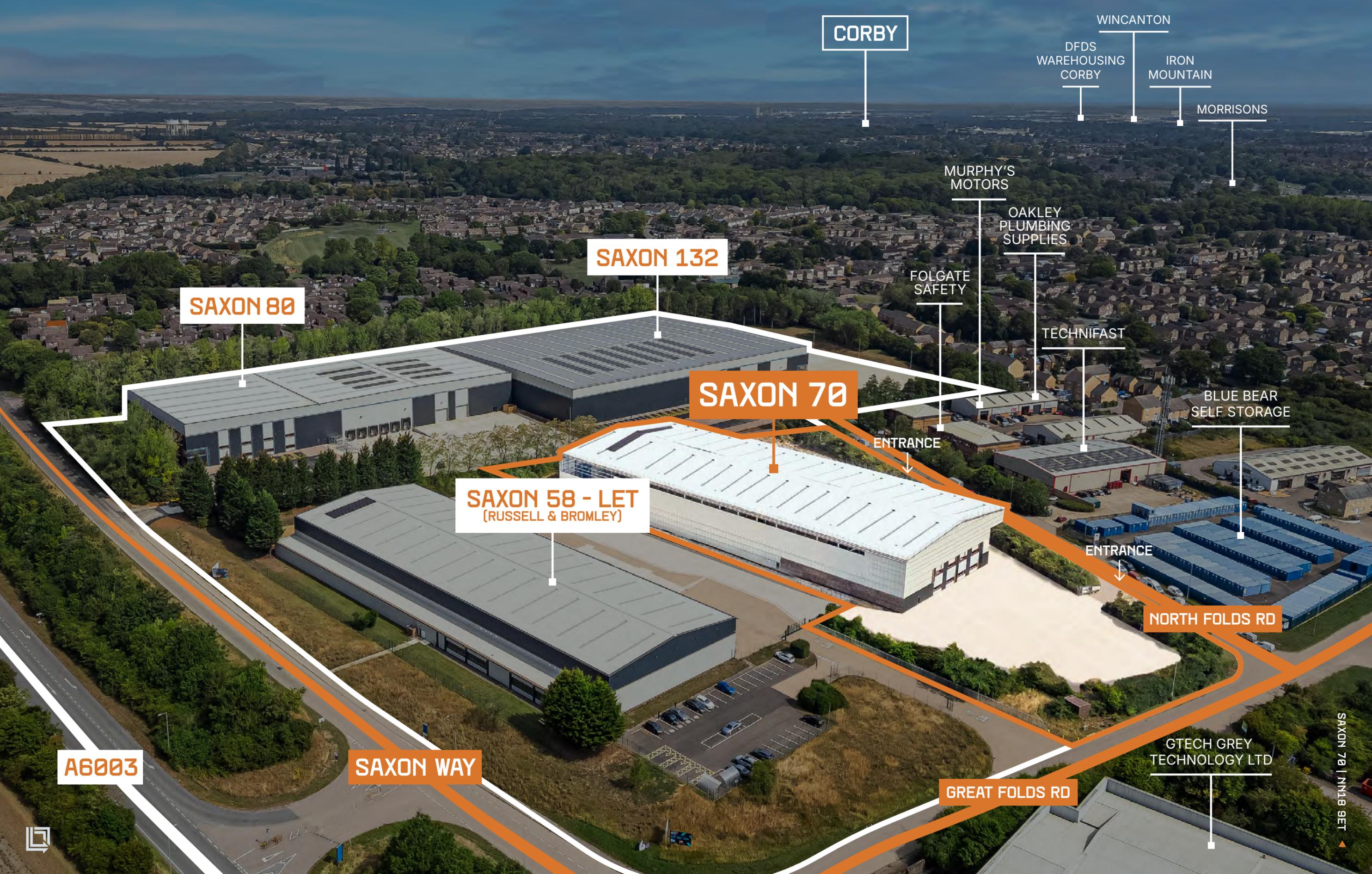


20% of local population are between 20 - 34

22% of the workforce are employed in logistics and manufacturing sectors

90% of the population can be reached within a 4hr HGV drive time





SAXON 80

SAXON 132

SAXON 70

SAXON 58 - LET
(RUSSELL & BROMLEY)

CORBY

WINCANTON

DFDS
WAREHOUSING
CORBY

IRON
MOUNTAIN

MORRISONS

MURPHY'S
MOTORS

OAKLEY
PLUMBING
SUPPLIES

FOLGATE
SAFETY

TECHNIFAST

BLUE BEAR
SELF STORAGE

ENTRANCE

ENTRANCE

NORTH FOLDS RD

A6003

SAXON WAY

GREAT FOLDS RD

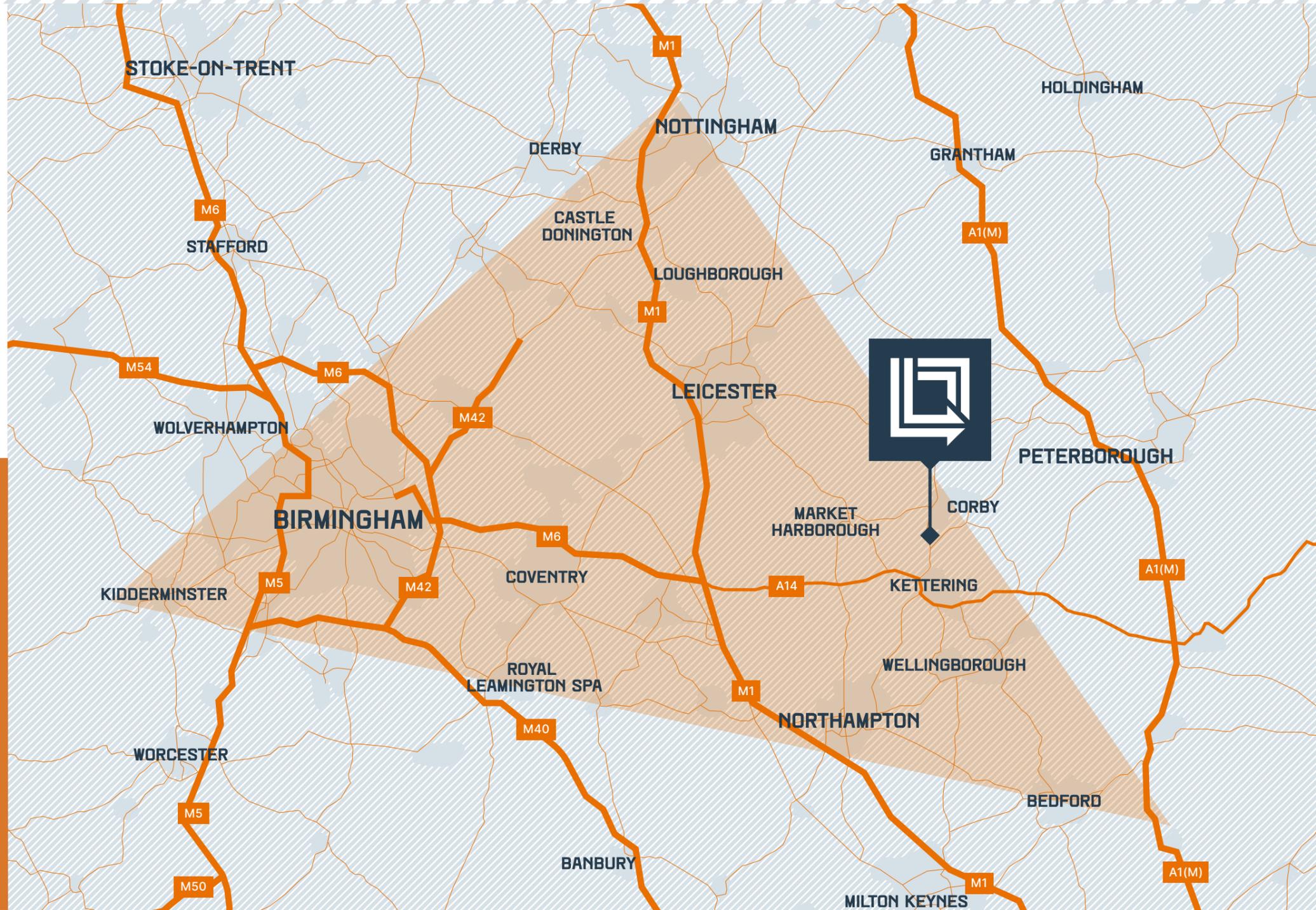
GTECH GREY
TECHNOLOGY LTD

SAXON 70 | NM18 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)
70,414



Floor Loading
50KN/M²



Targeting EPC
A+



Clear Height
12.5M



Power Supply
520 KVA



Euro Dock/Dock Level
1/3 DOORS



Level Access
2 DOORS



HGV Parking
2



EV Charging
6



Car Parking
102



Roof Lights
10%



CYCLE PARKING



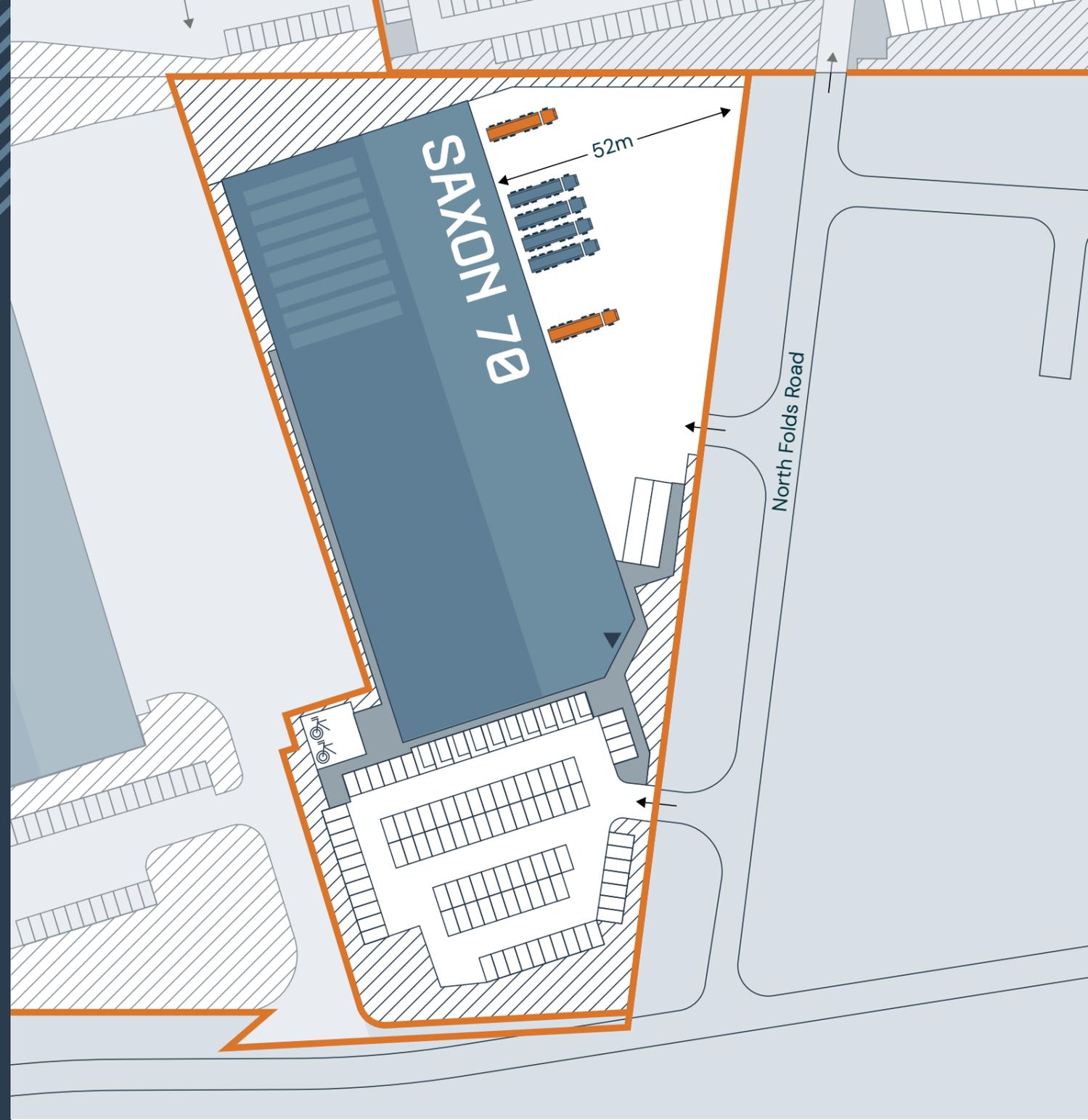
SECURE YARD



1ST FLOOR OFFICES



Yard Depth
52M



Saxon 70	Sq Ft	Sq M
Warehouse	66,671	6,193
First Floor Offices	3,743	347
Total	70,414	6,541

Indicative GEA

- Entrance
- Green area
- Level Access Doors
- Dock Level & Euro Dock Doors



Clear Height of 12.5m



First Floor Office Space



52m Yard Depth



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:

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SAXON 70



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SAXON 80

**PRIME GOLDEN
TRIANGLE
WAREHOUSE &
LOGISTICS UNIT**



79,928 SQ FT | AVAILABLE NOW

SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET

SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION



GOLDEN TRIANGLE



79,928 SQ FT



PROXIMITY TO M1/M6



600 KVA POWER



SECURE YARD

79,928 sq ft (7,425 sq m) warehouse accommodation available now.

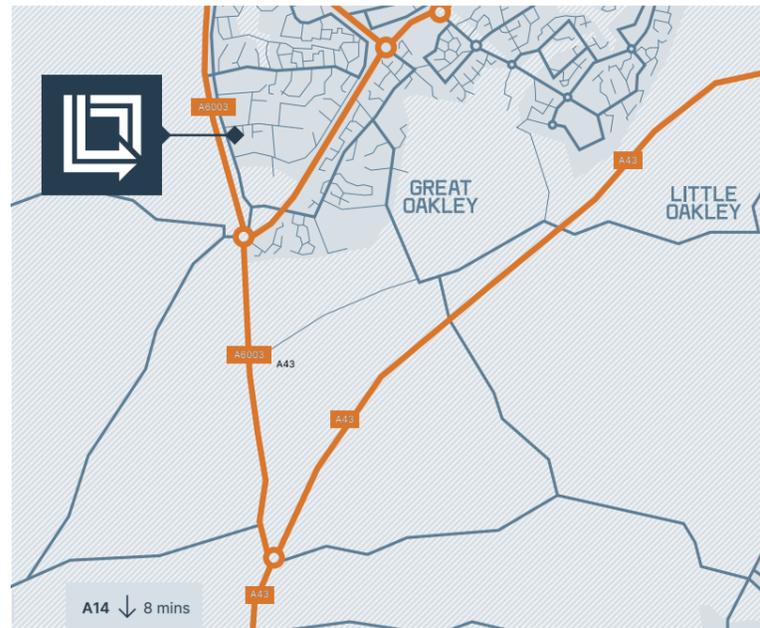


ESTABLISHED LOGISTICS LOCATION

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ROAD

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A1	19	30

RAIL

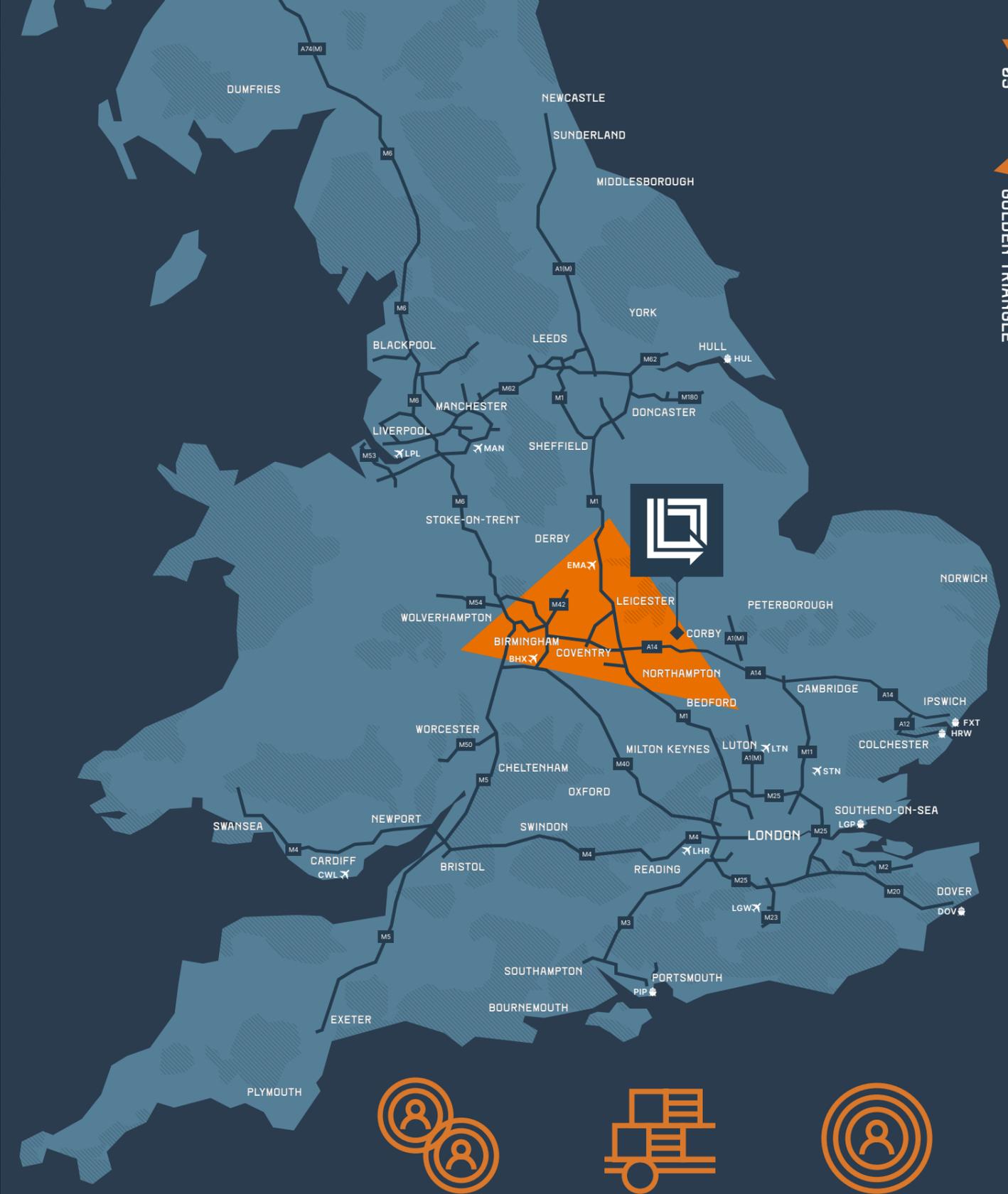
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	Miles	Mins
London Gateway Port	110	122
Port of Felixstowe	117	128
Immingham Docks	110	139
Harwich International Port	125	145



20% of local population are between 20 - 34

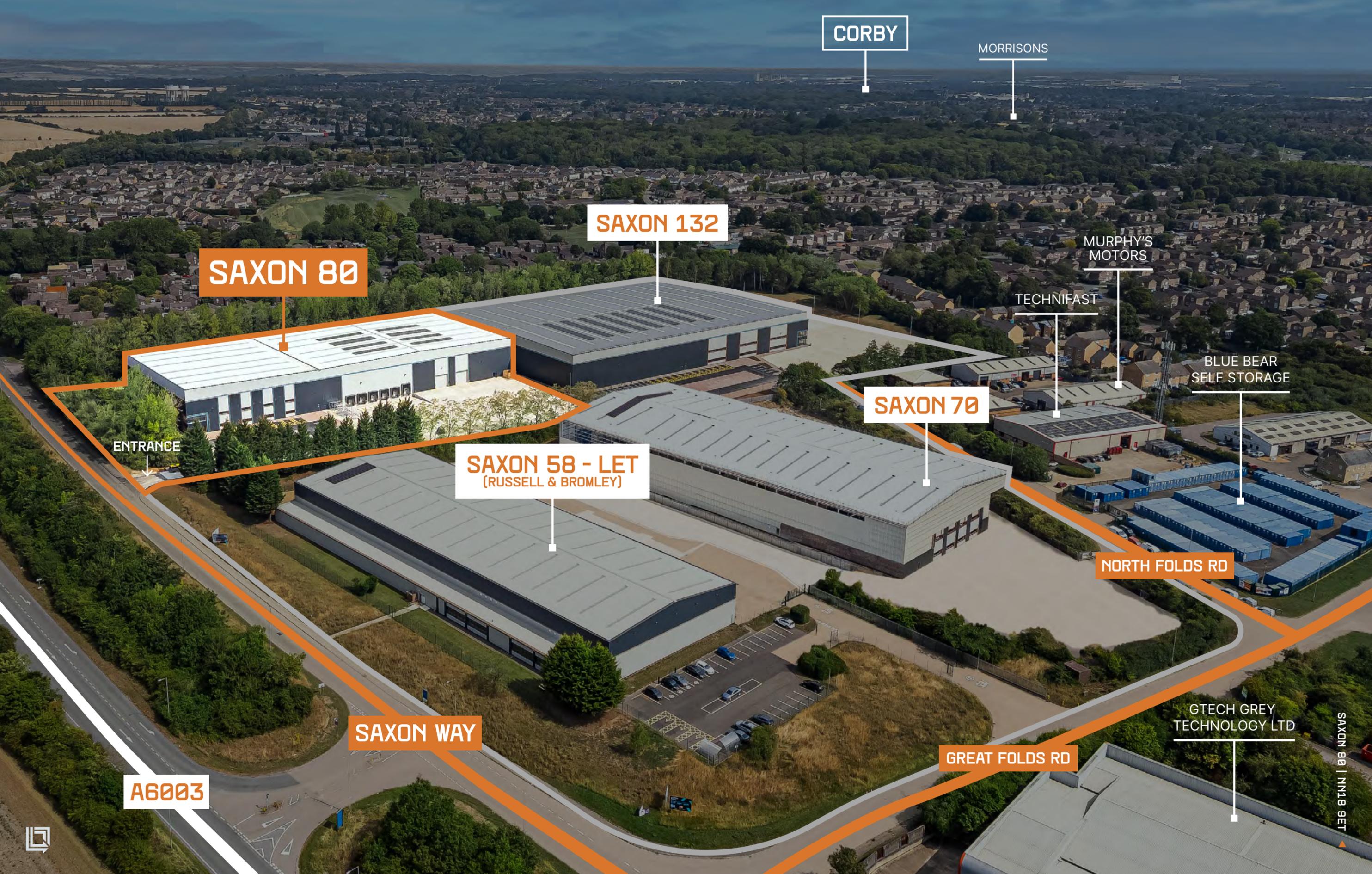


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90% of the population can be reached within a 4hr HGV drive time





SAXON 80

SAXON 132

SAXON 58 - LET
(RUSSELL & BROMLEY)

SAXON 70

CORBY

MORRISONS

MURPHY'S MOTORS

TECHNIFAST

BLUE BEAR SELF STORAGE

NORTH FOLDS RD

GTECH GREY TECHNOLOGY LTD

GREAT FOLDS RD

SAXON WAY

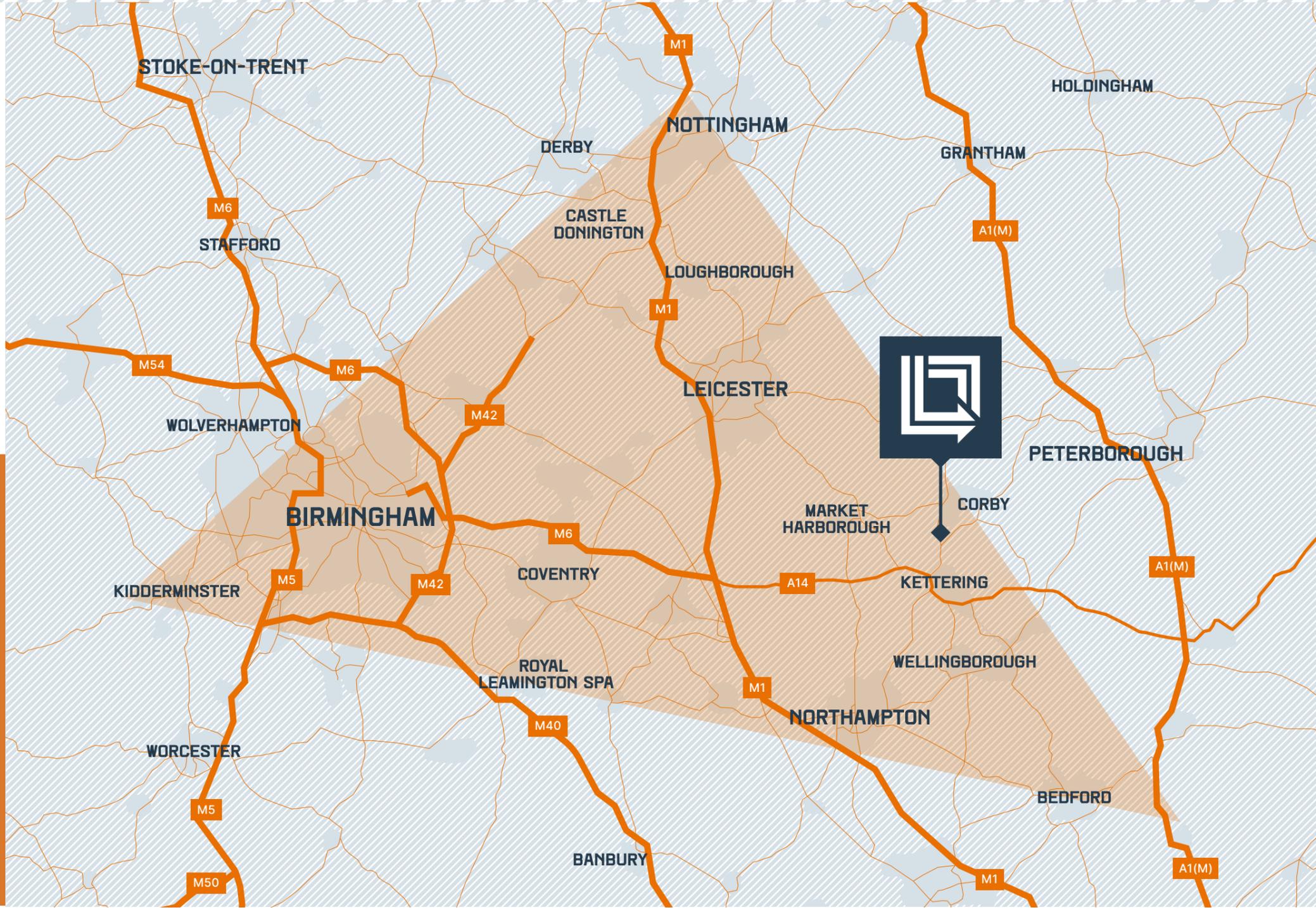
A6003

ENTRANCE

SAXON 80 | 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
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IN GOOD COMPANY



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PROXIMITY TO PORTS



Including Felixstowe, Harwich and London Gateway via A14 and other trunk routes.

PROXIMITY TO AIRPORTS



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ACCESS TO 12M PEOPLE



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PURPOSE BUILT FOR MODERN LOGISTICS

Planning Use
Use Class B2 (General Industrial) & B8 (Storage or Distribution)



Size (Sq Ft)
79,928



Floor Loading
50KN/M²



EPC
A+



Clear Height
12.5M



Power Supply
600 KVA



Euro Dock/Dock Level
1/5 DOORS



Level Access
2 DOORS



Yard Depth
52M



EV Charging
4
(Possible 12)



Car Parking
81



Roof Lights
10%



PV Panels
109 KWP



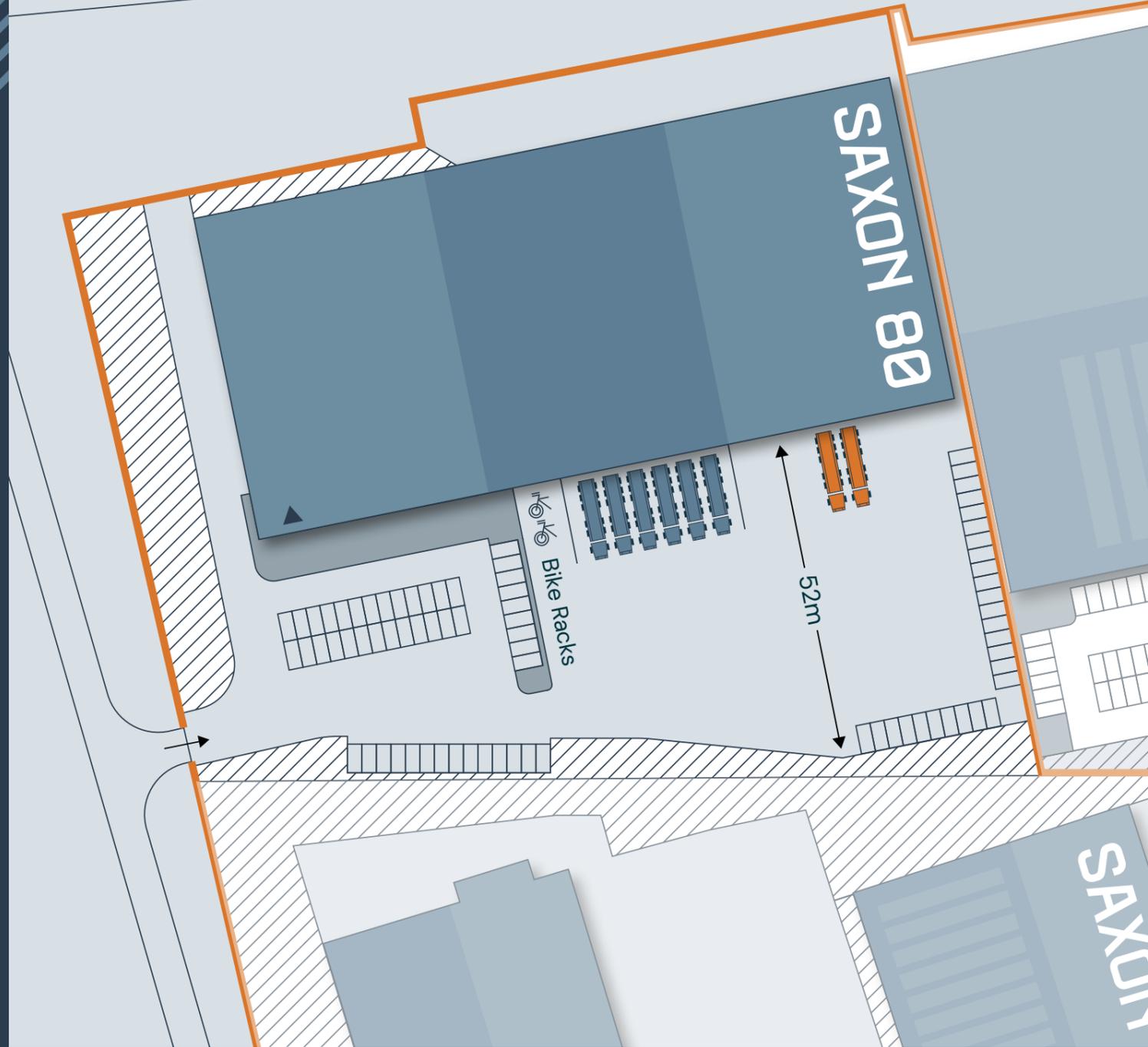
CYCLE PARKING



SECURE YARD



1ST FLOOR OFFICES

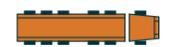


Saxon 80	Sq Ft	Sq M
Warehouse	76,040	7,064
First Floor Offices	3,888	361
Total	79,928	7,425

Indicative GIA



Entrance



Level Access Doors



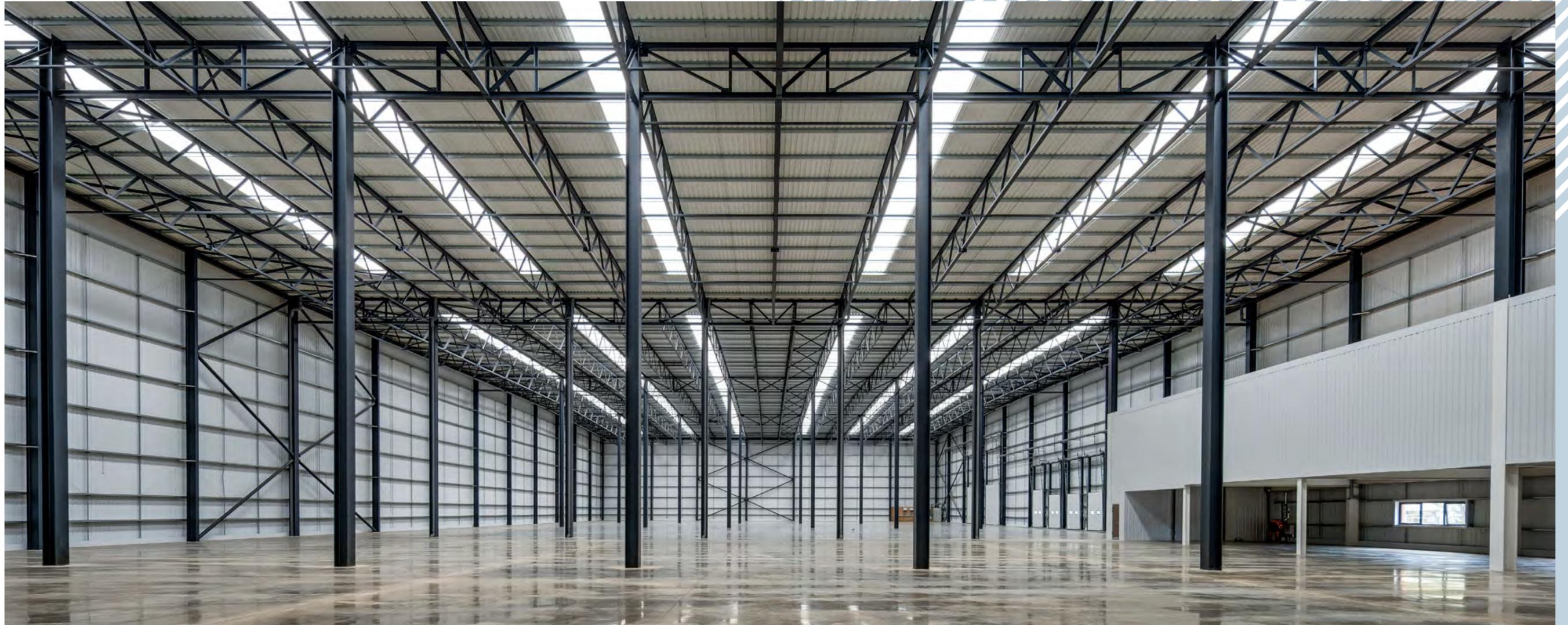
Green area



Dock Level & Euro Dock Doors



Clear Height of 12.5m



5 dock level doors & 1 euro dock level door



Reception entrance & EV charging unit



Spacious first floor office space



TERMS

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ANTI-MONEY LAUNDERING

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SAXON 89



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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.

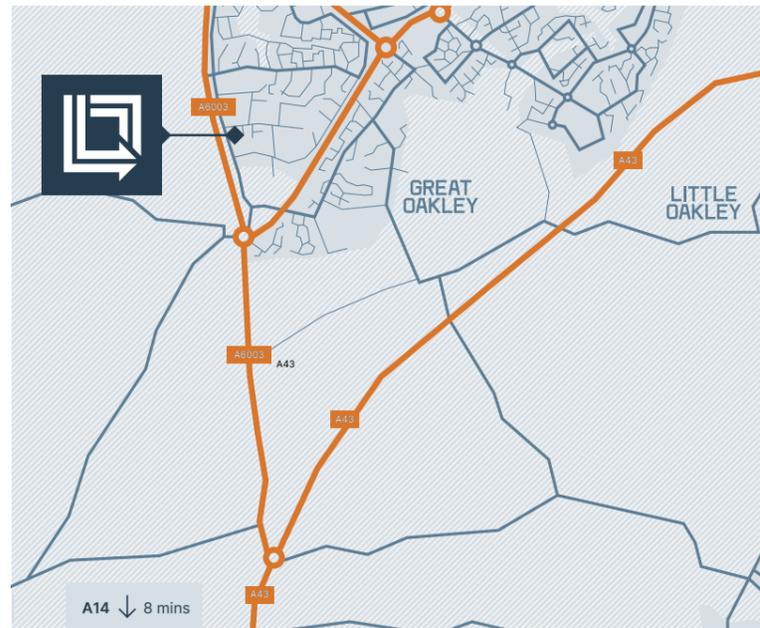


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ROAD

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M1 [J19]	24	27
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RAIL

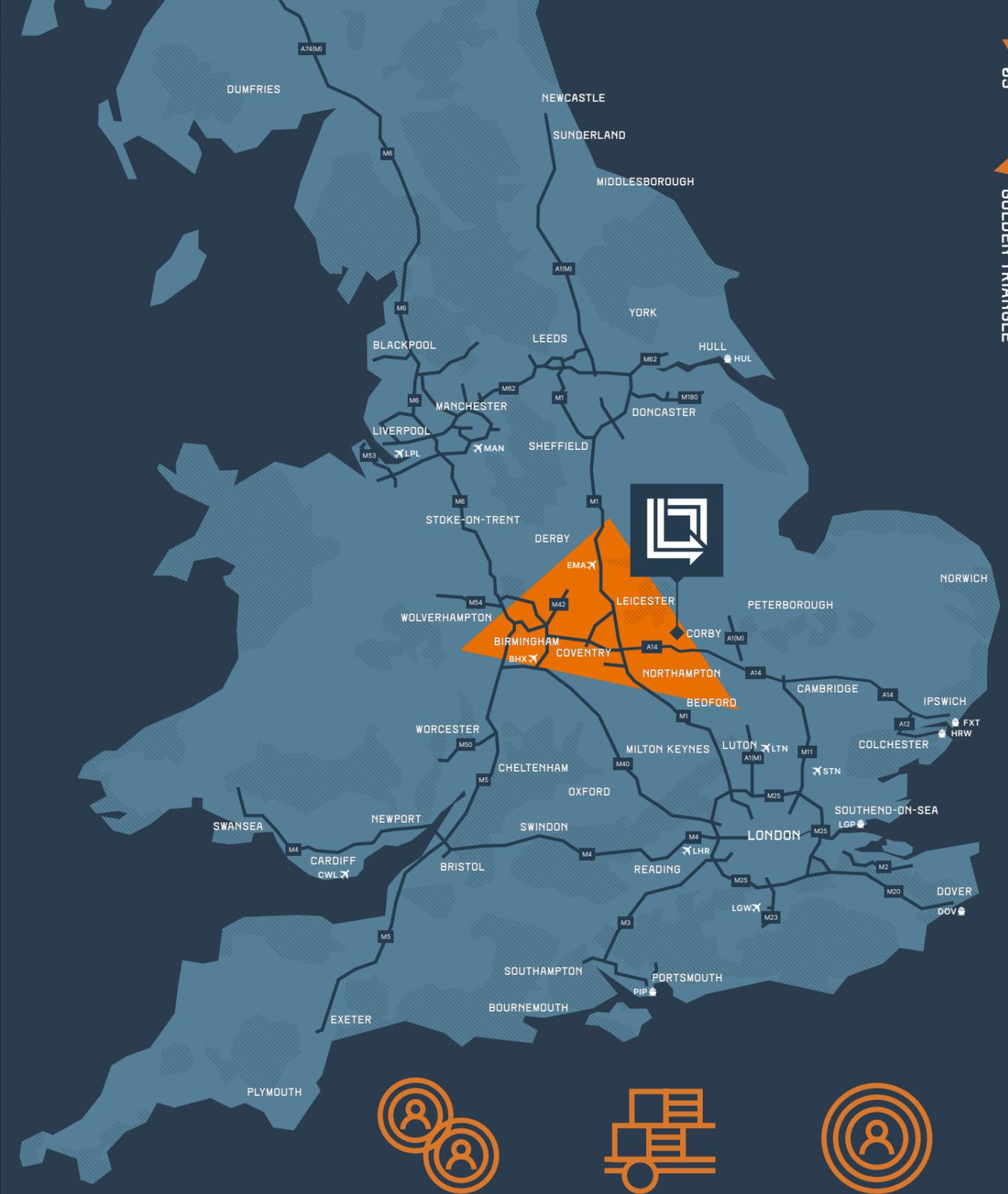
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AIR

	Miles	Mins
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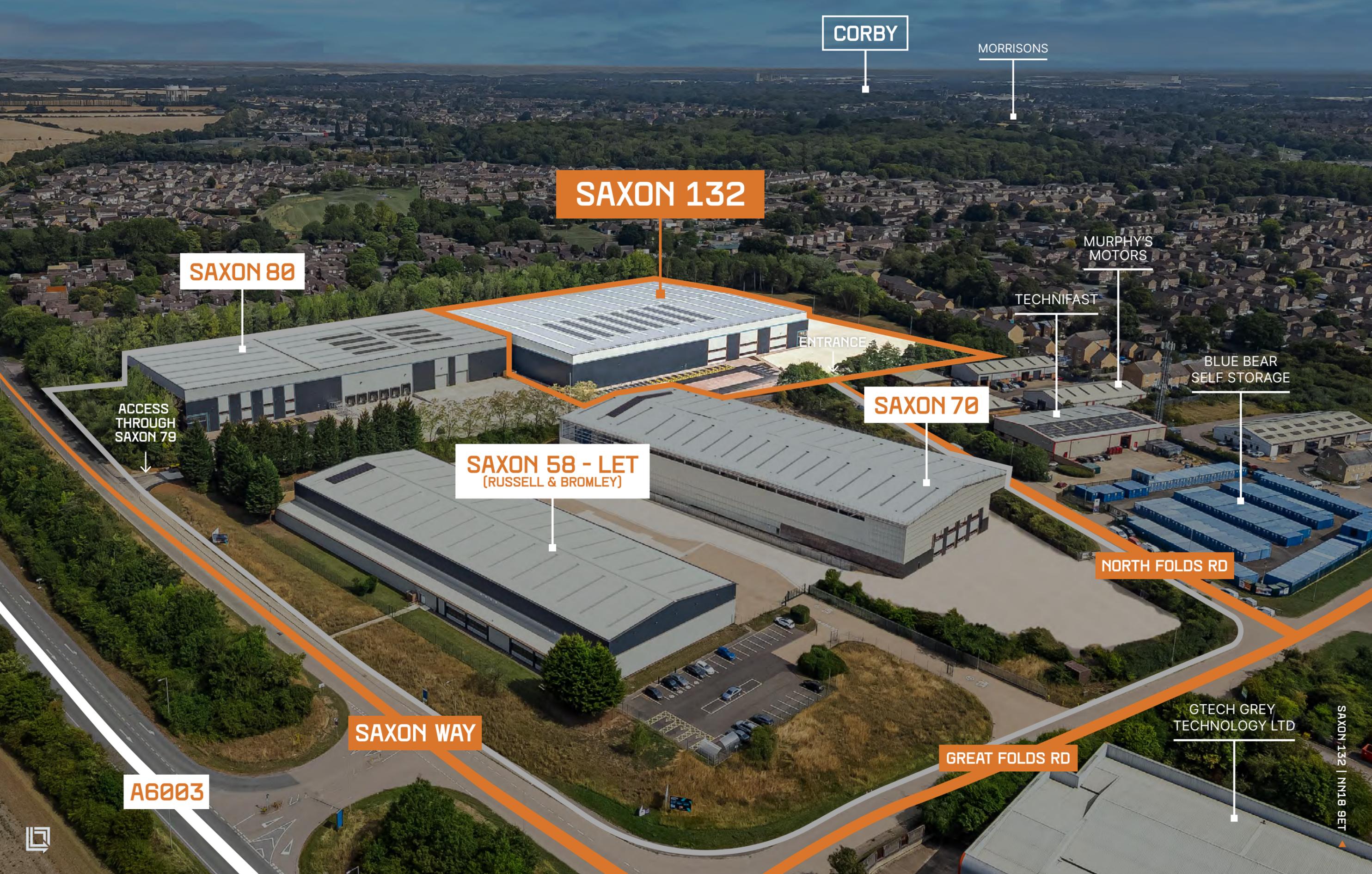


20% of local population are between 20 - 34

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90% of the population can be reached within a 4hr HGV drive time





CORBY

MORRISONS

SAXON 132

SAXON 80

MURPHY'S MOTORS

TECHNIFAST

ENTRANCE

SAXON 70

BLUE BEAR SELF STORAGE

ACCESS THROUGH SAXON 79

SAXON 58 - LET (RUSSELL & BROMLEY)

NORTH FOLDS RD

SAXON WAY

GTECH GREY TECHNOLOGY LTD

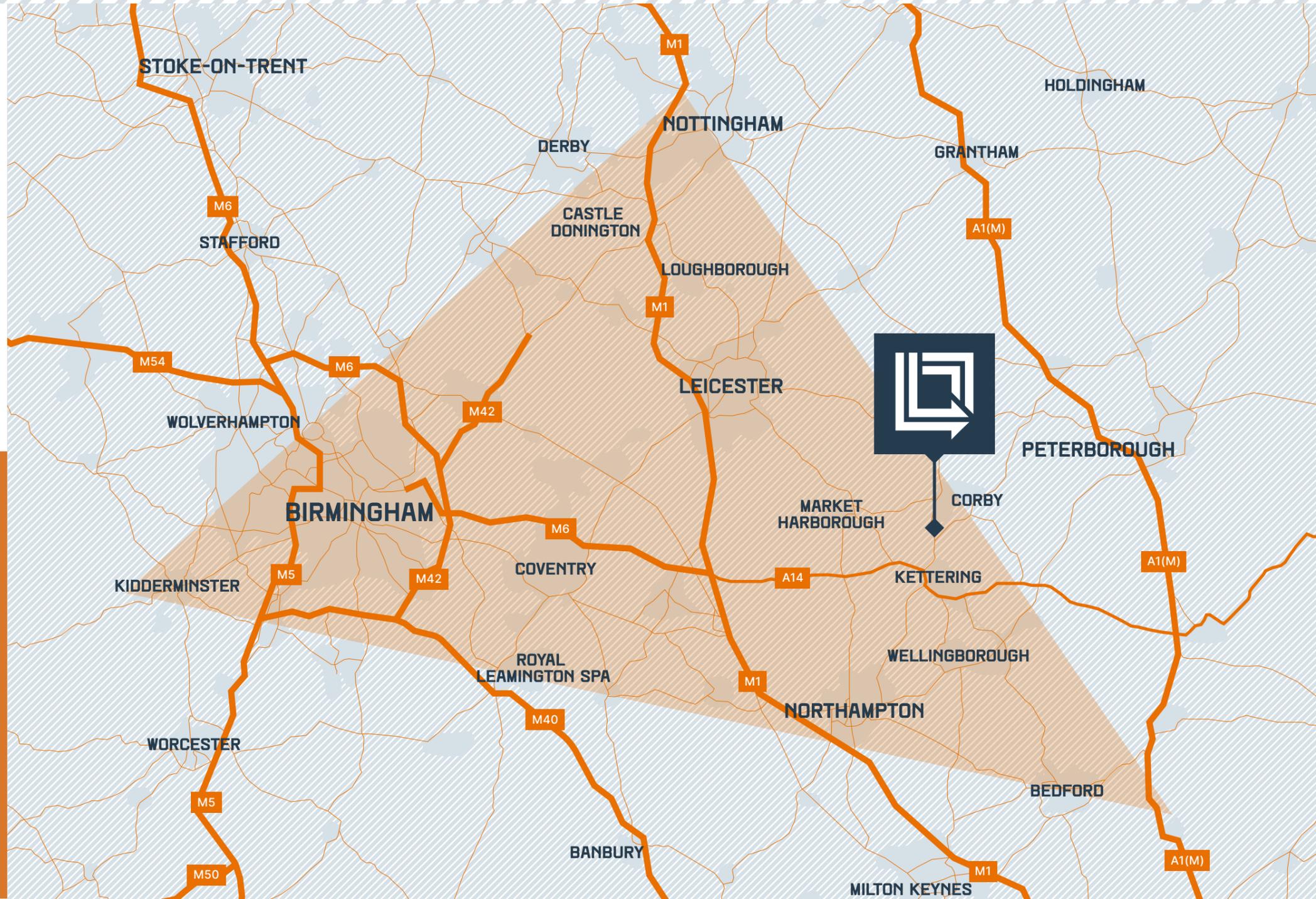
GREAT FOLDS RD

A6003

SAXON 132 | NN18 9ET



PRIME GOLDEN TRIANGLE LOCATION



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PURPOSE BUILT FOR MODERN LOGISTICS

Planning Use
Use Class B2 (General Industrial) & B8 (Storage or Distribution)



Size (Sq Ft)
131,536



Floor Loading
50KN/M²



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



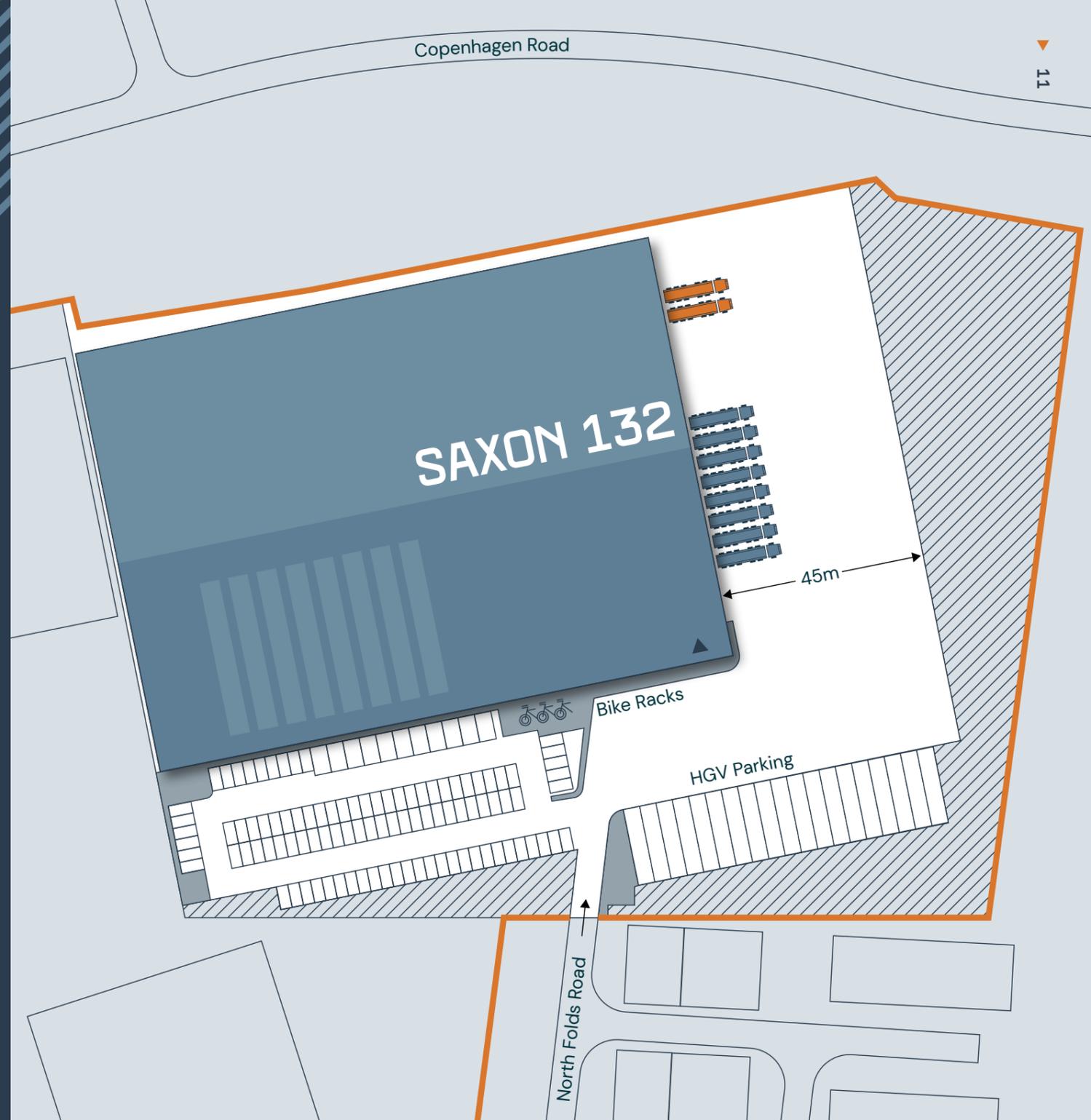
EPC
A+



SECURE YARD



1ST FLOOR OFFICES



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

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



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SAXON 132



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