



SAXON 58

**PRIME GOLDEN TRIANGLE
WAREHOUSE & LOGISTICS UNIT**

**EXISTING FIT-OUT OFFERING
TURNKEY OPPORTUNITY**



58,748 SQ FT | AVAILABLE NOW

SAXON PARK | OAKLEY HAY | CORBY | NN18 9ET

SPACIOUS MODERN WAREHOUSE IN PRIME GOLDEN TRIANGLE LOCATION

EXISTING FIT-OUT INCLUDES LED LIGHTING, FITTED OFFICES/CANTEEN, AND WAREHOUSE W/C'S



GOLDEN TRIANGLE



58,696 SQ FT



PROXIMITY TO M1/M6



500 KVA POWER



SECURE YARD

58,748 sq ft (5,458 sq m) warehouse accommodation available now.



MODERN LOGISTICS SPACE READY TO OCCUPY DAY 1

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

*Extremely low site coverage of circa 30%



Size (Sq Ft)
58,748



Floor Loading
50KN/M²



Site Coverage
30%*



Clear Height
8M



Power Supply
500 KVA



Dock Level
3 DOORS



Level Access
3 DOORS



EV Charging
4



Car Parking
35



Bike Parking
16



Roof Lights
10%



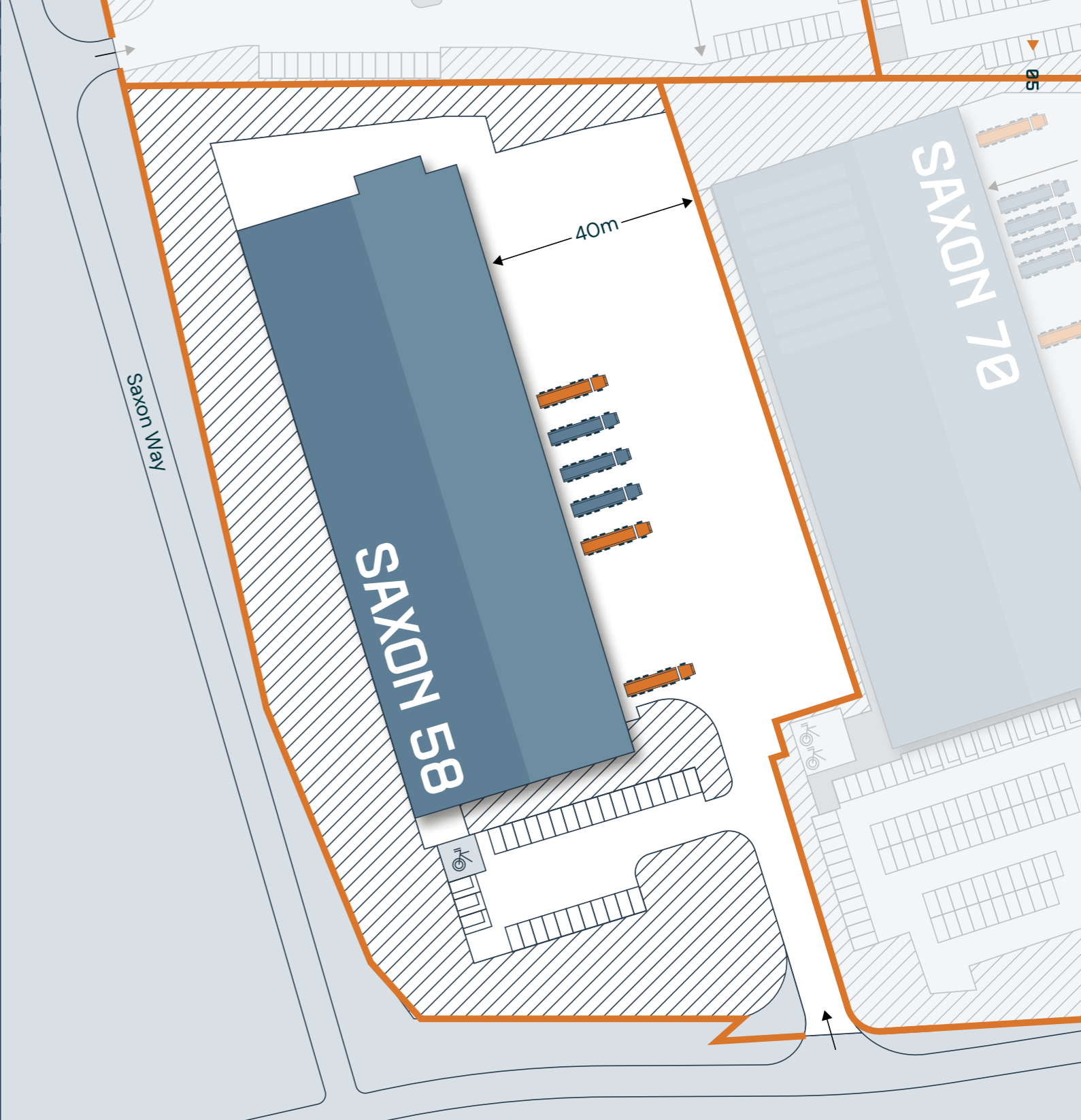
EPC
A



SECURE YARD



GROUND FLOOR OFFICES



Saxon 58	Sq Ft	Sq M
Warehouse	55,745	5,178
First Floor Offices	3,003	279
Total	58,748	5,458

Indicative GIA



Entrance



Level Access Doors



Green area



Dock Level & Euro Dock Doors





SAXON 80

SAXON 132

SAXON 58

SAXON 70

A6003

SAXON WAY

NORTH FOLDS RD

GREAT FOLDS RD

ENTRANCE



8m clear height



40m Secured Yard, Floor Loading 50 KN/M²



Spacious ground floor office space with board room, private offices and canteen



Warehouse fit-out includes low level racking, LED lighting, and warehouse W/Cs



3 dock level doors & 3 level access doors



Reception desk to the ground floor office space

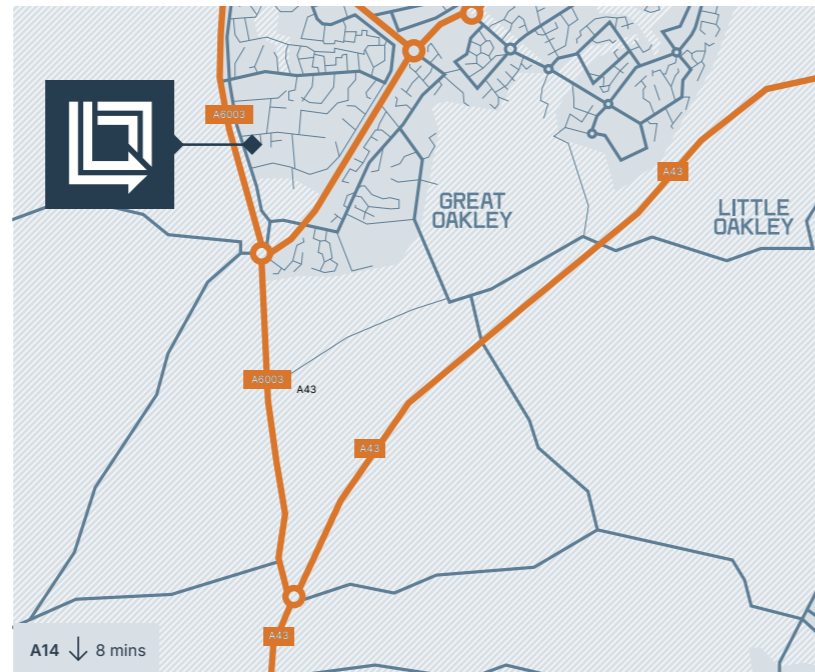


ESTABLISHED LOGISTICS LOCATION

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

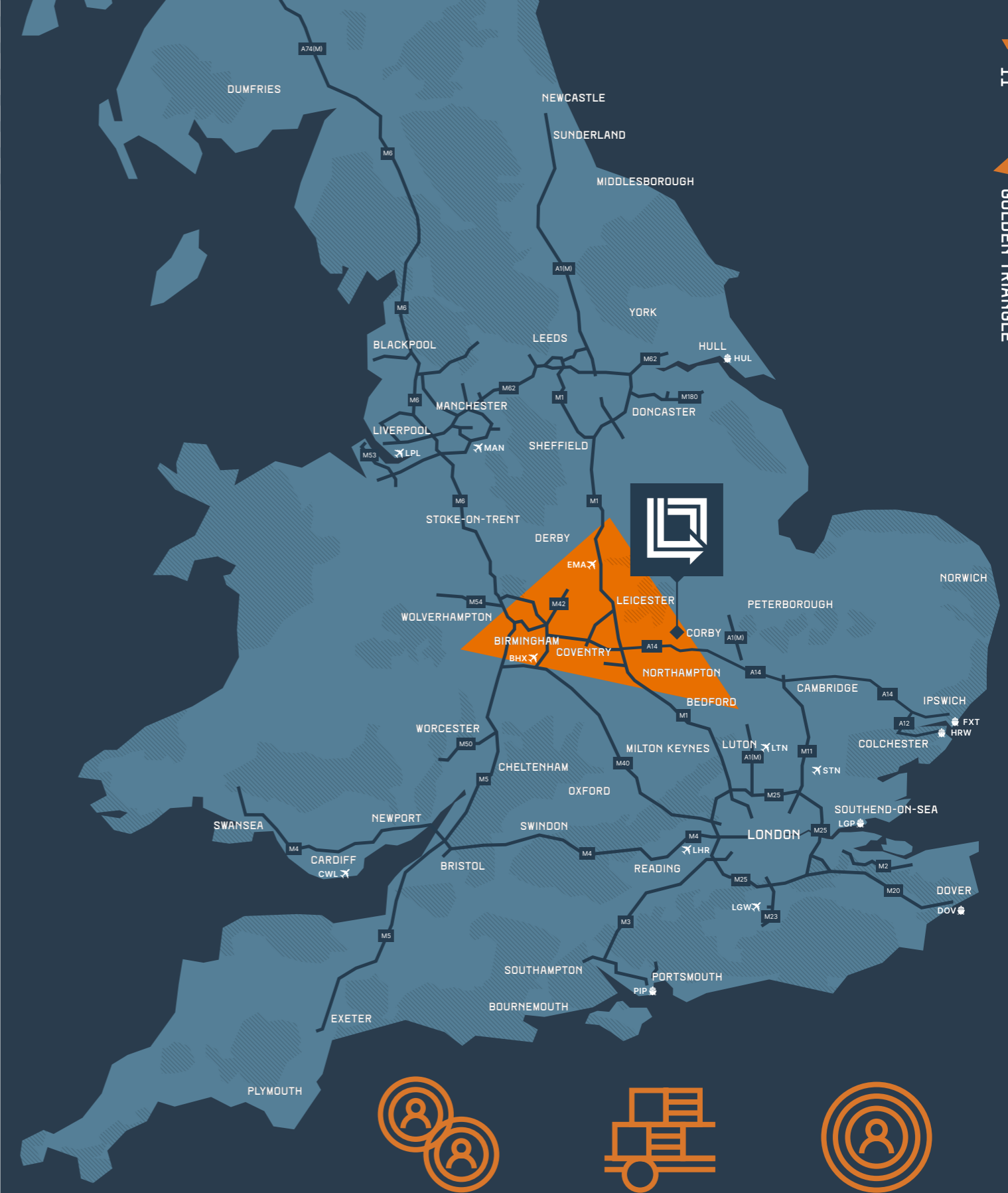
Travel times from Corby Station	Mins
Luton	45
Leicester	45
Nottingham	65
London St Pancras International	70

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

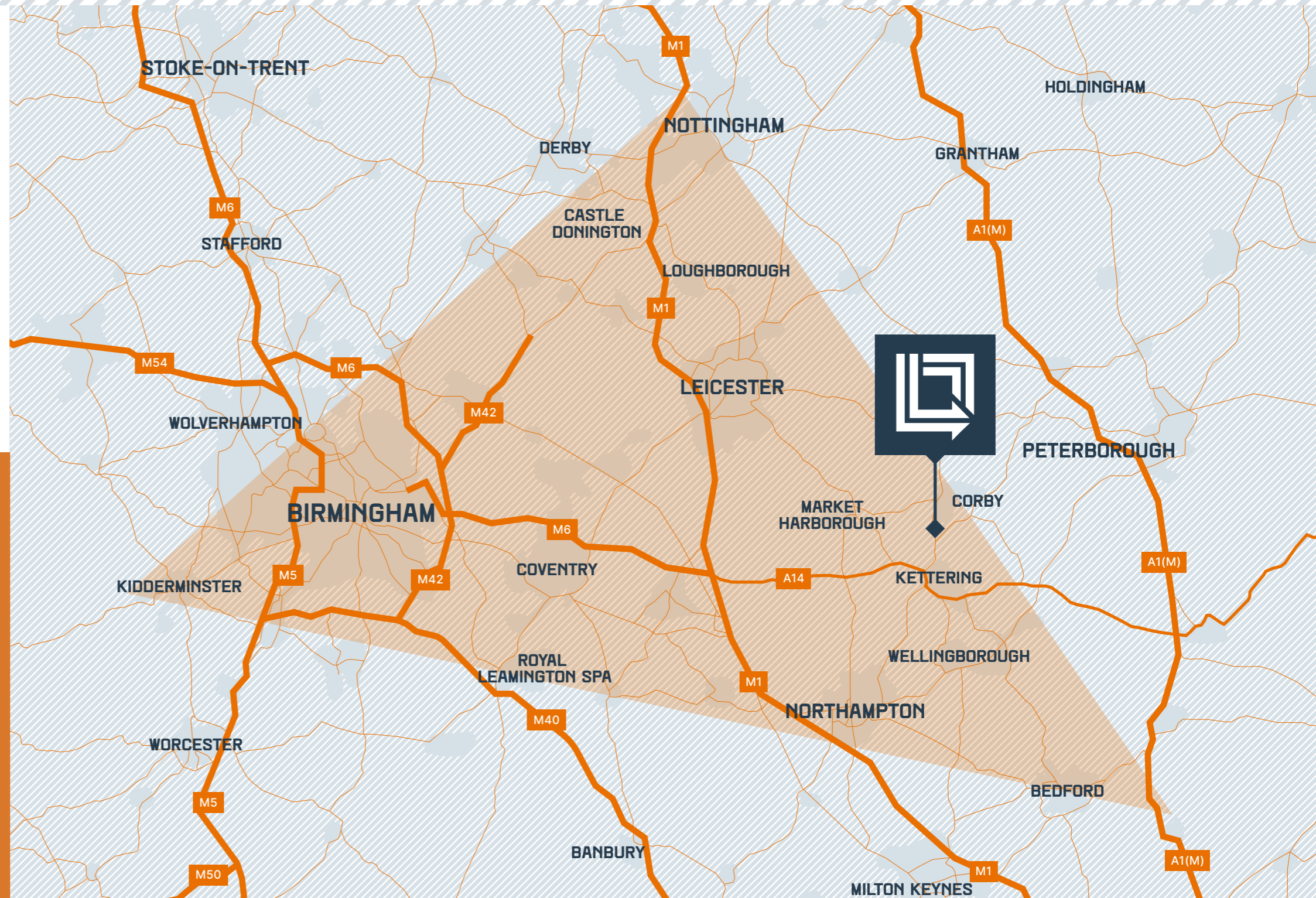
90% of the population can be reached within a 4hr HGV drive time



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.



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 58



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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

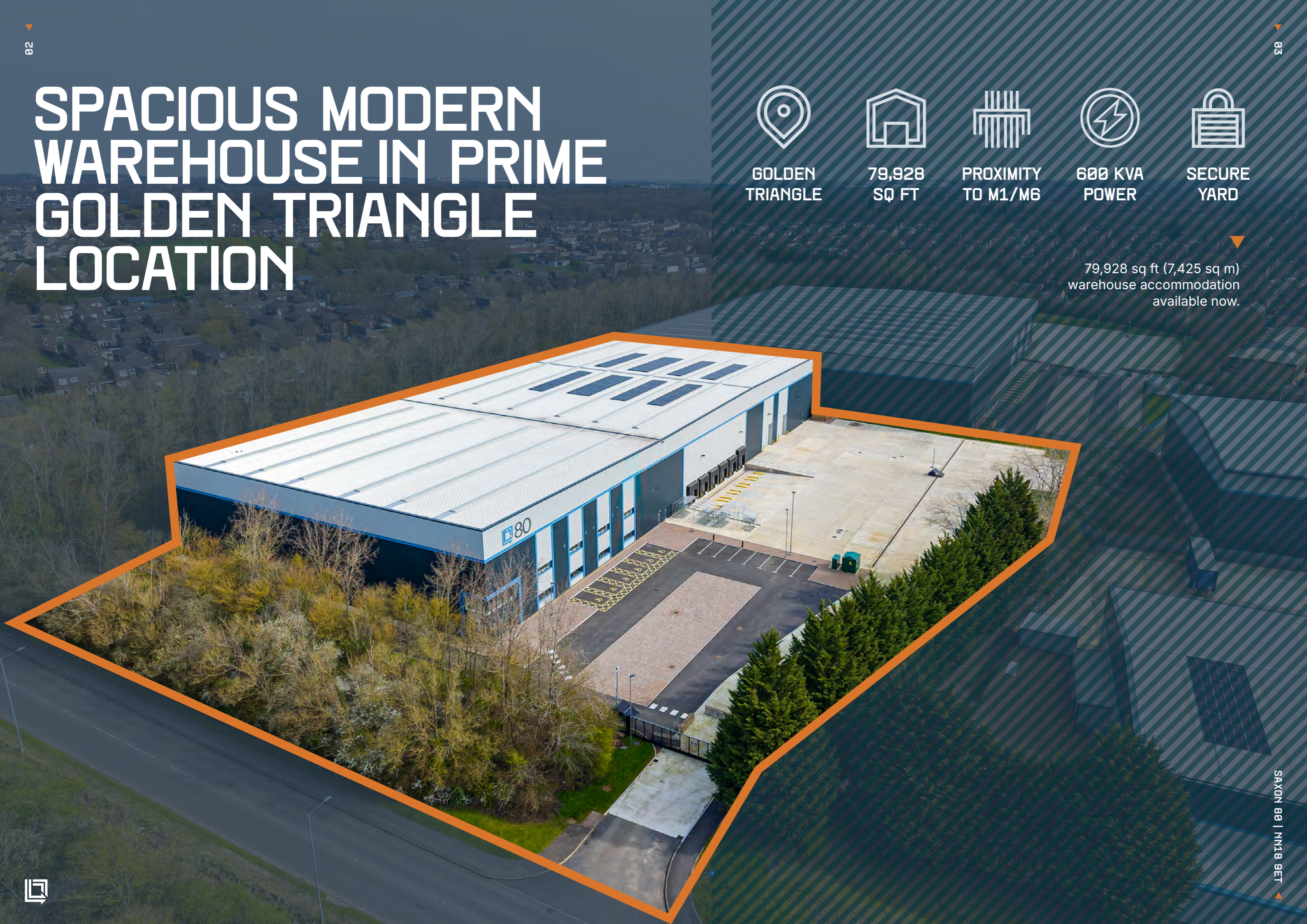


600 KVA POWER



SECURE YARD

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

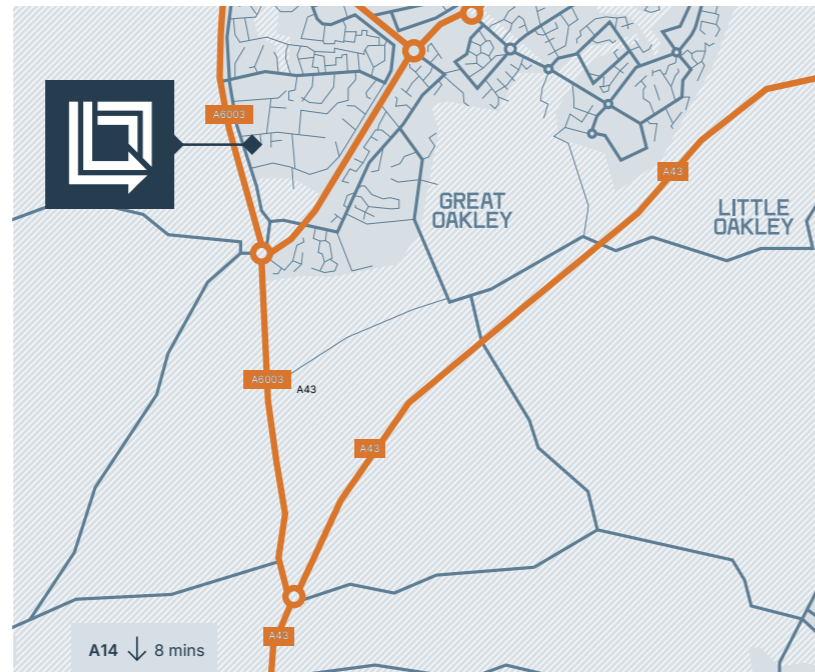


ESTABLISHED LOGISTICS LOCATION

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ROAD

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A14	5	8
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RAIL

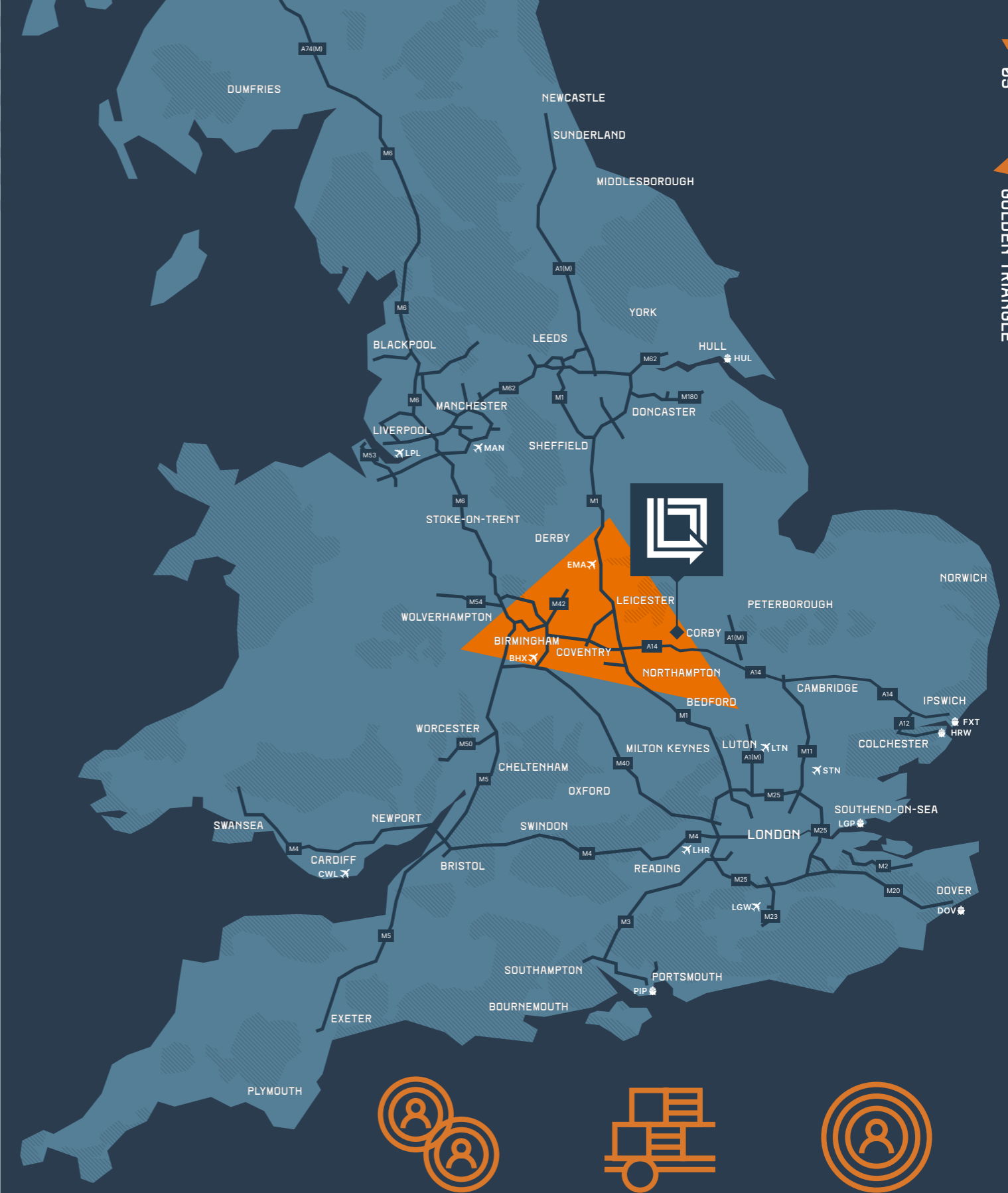
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90% of the population can be reached within a 4hr HGV drive time





SAXON 80

SAXON 132

SAXON 58

SAXON 70

ENTRANCE

A6003

SAXON WAY

GREAT FOLDS RD

NORTH FOLDS RD

CORB Y

WINCANTON
 DFDS WAREHOUSING CORBY
 MORRISONS

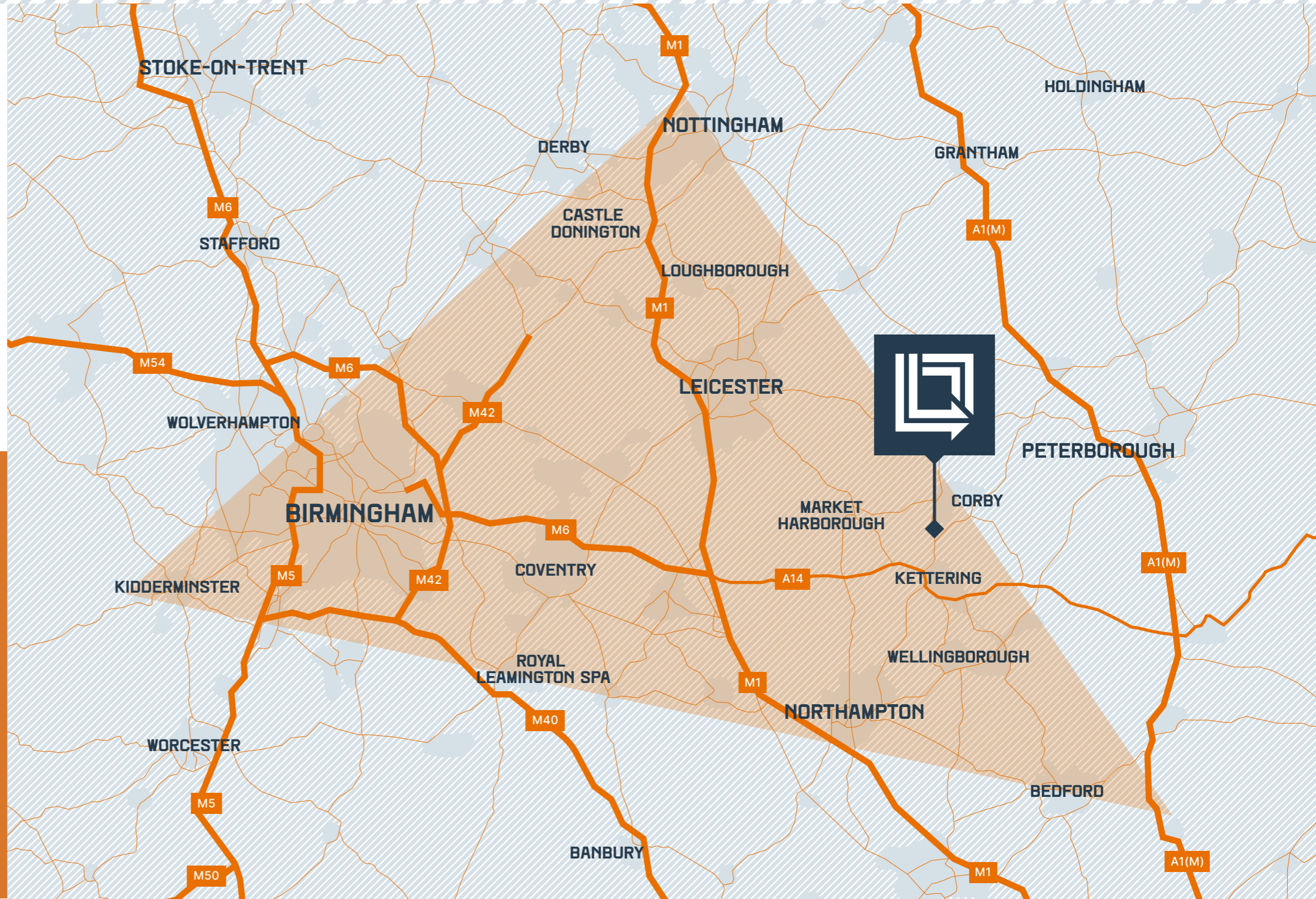
OAKLEY PLUMBING SUPPLIES
 FOLGATE SAFETY

TECHNIFAST
 MURPHY'S MOTORS

BLUE BEAR SELF STORAGE



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)
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



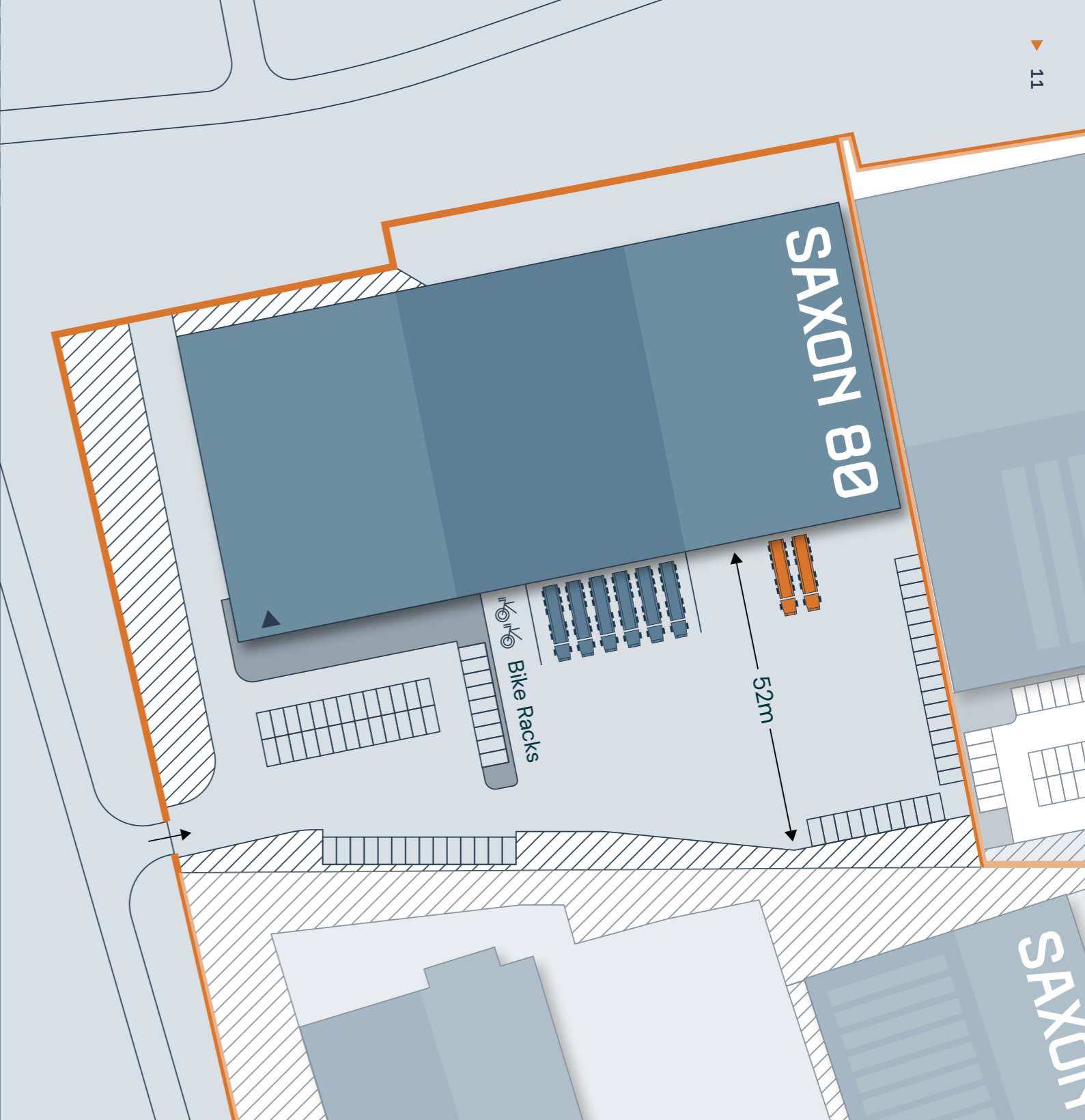
CYCLE PARKING



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
- Green area
- Level Access Doors
- 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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SAXON 88



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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

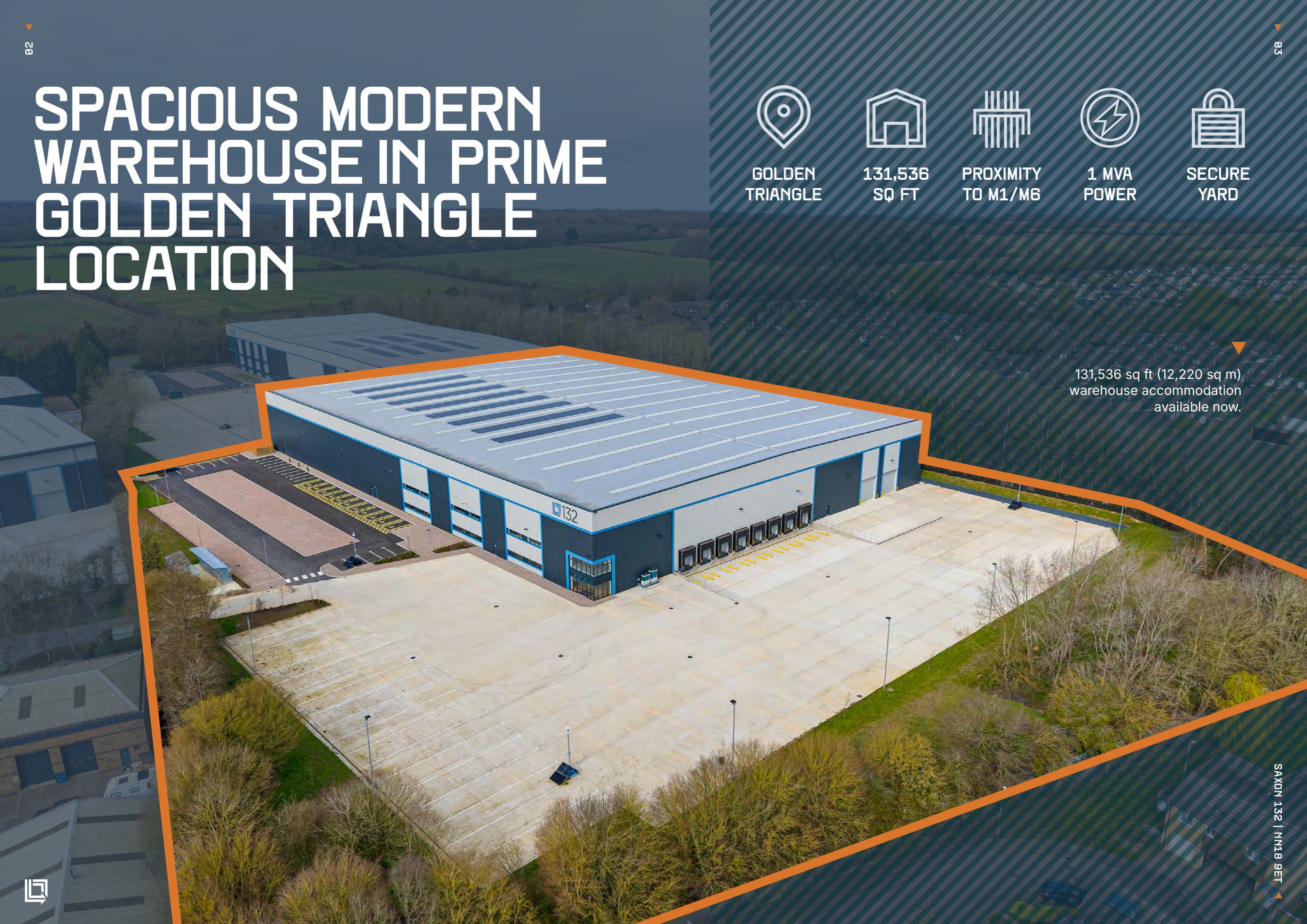


1 MVA POWER



SECURE YARD

131,536 sq ft (12,220 sq m) warehouse accommodation available now.

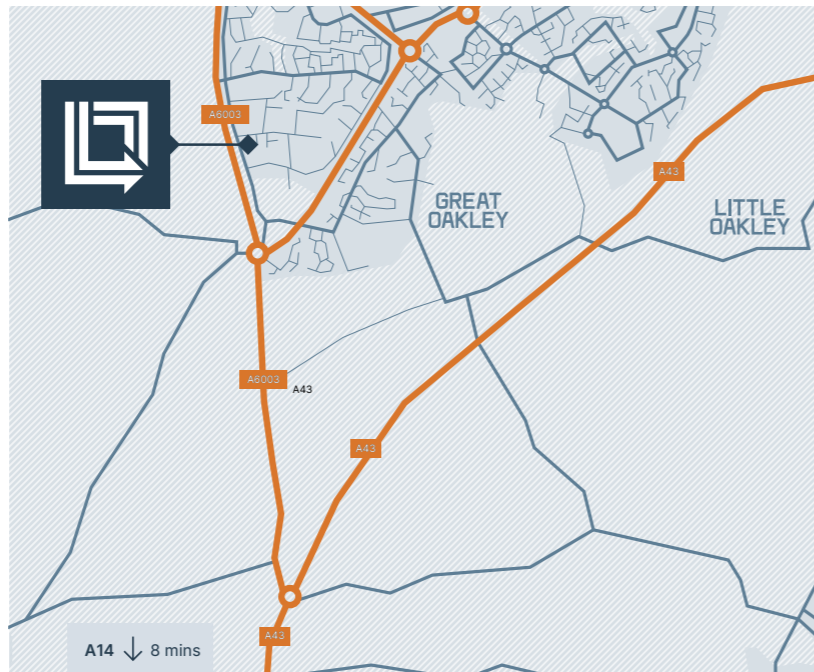


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RAIL

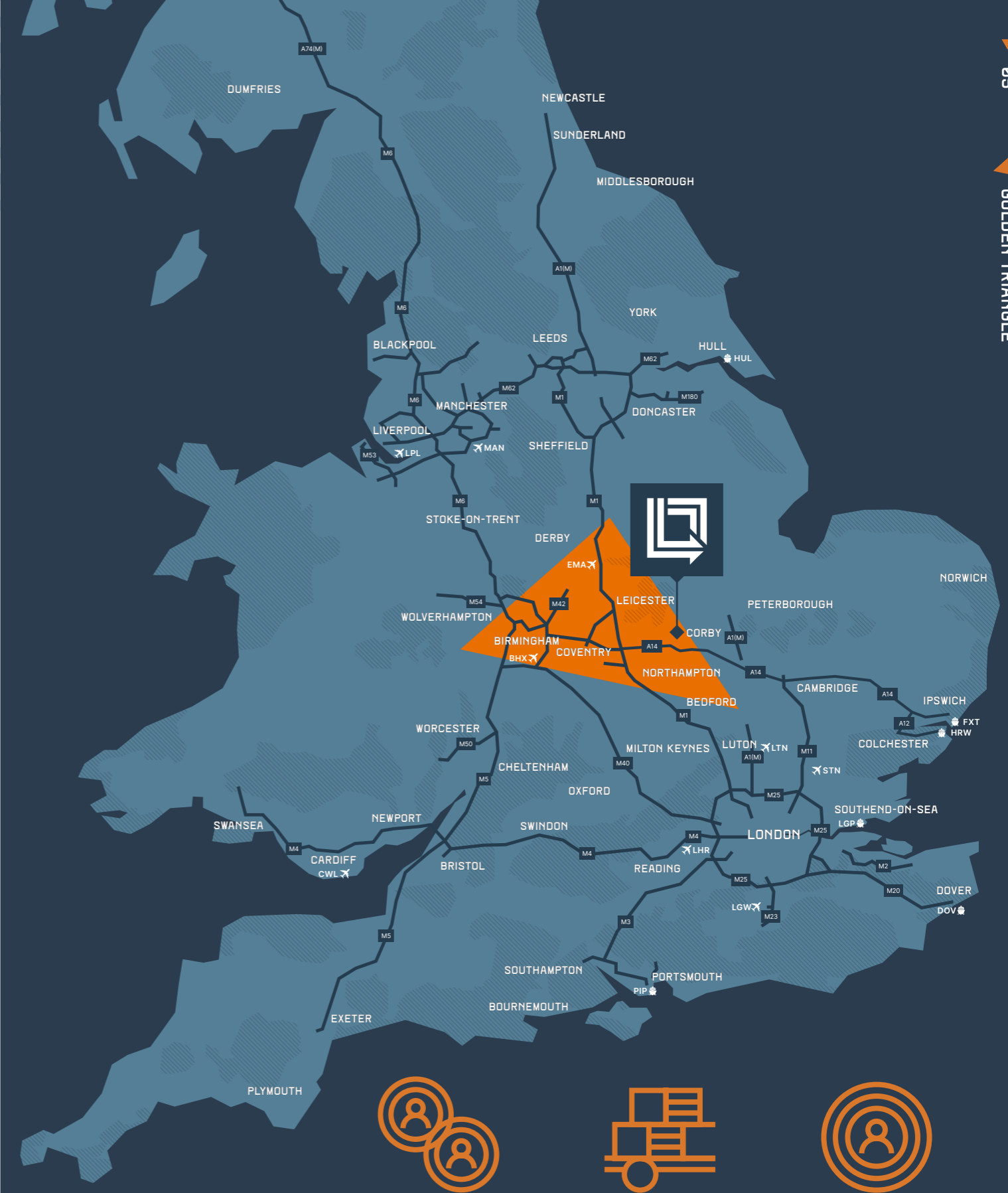
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CORBY

WINCANTON
 DFDS WAREHOUSING CORBY
 MORRISONS

SAXON 132

SAXON 80

OAKLEY PLUMBING SUPPLIES
 FOLGATE SAFETY

MURPHY'S MOTORS

ENTRANCE

SAXON 70

TECHNIFAST

BLUE BEAR SELF STORAGE

SAXON 58

NORTH FOLDS RD

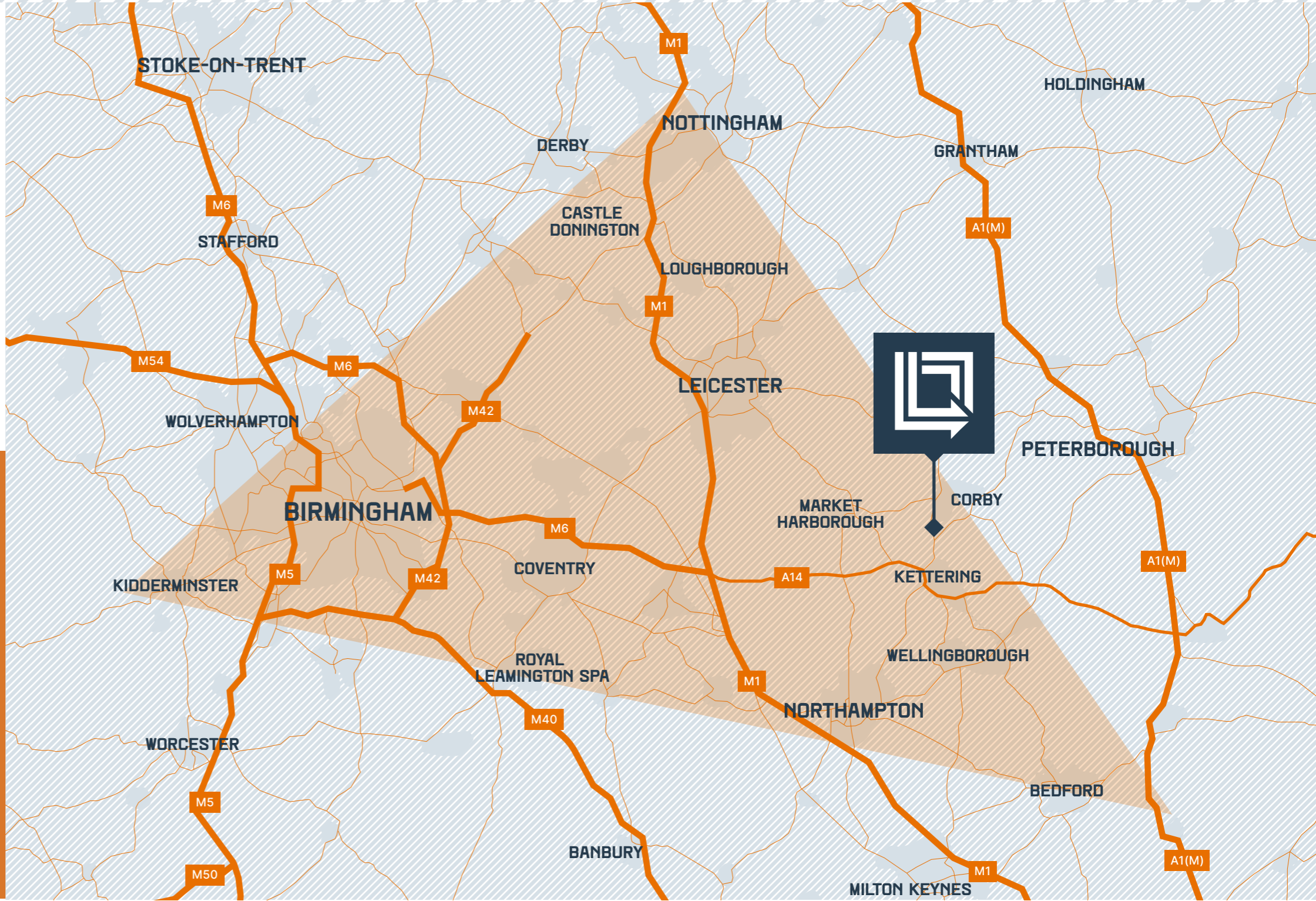
A6003

SAXON WAY

GREAT FOLDS RD



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



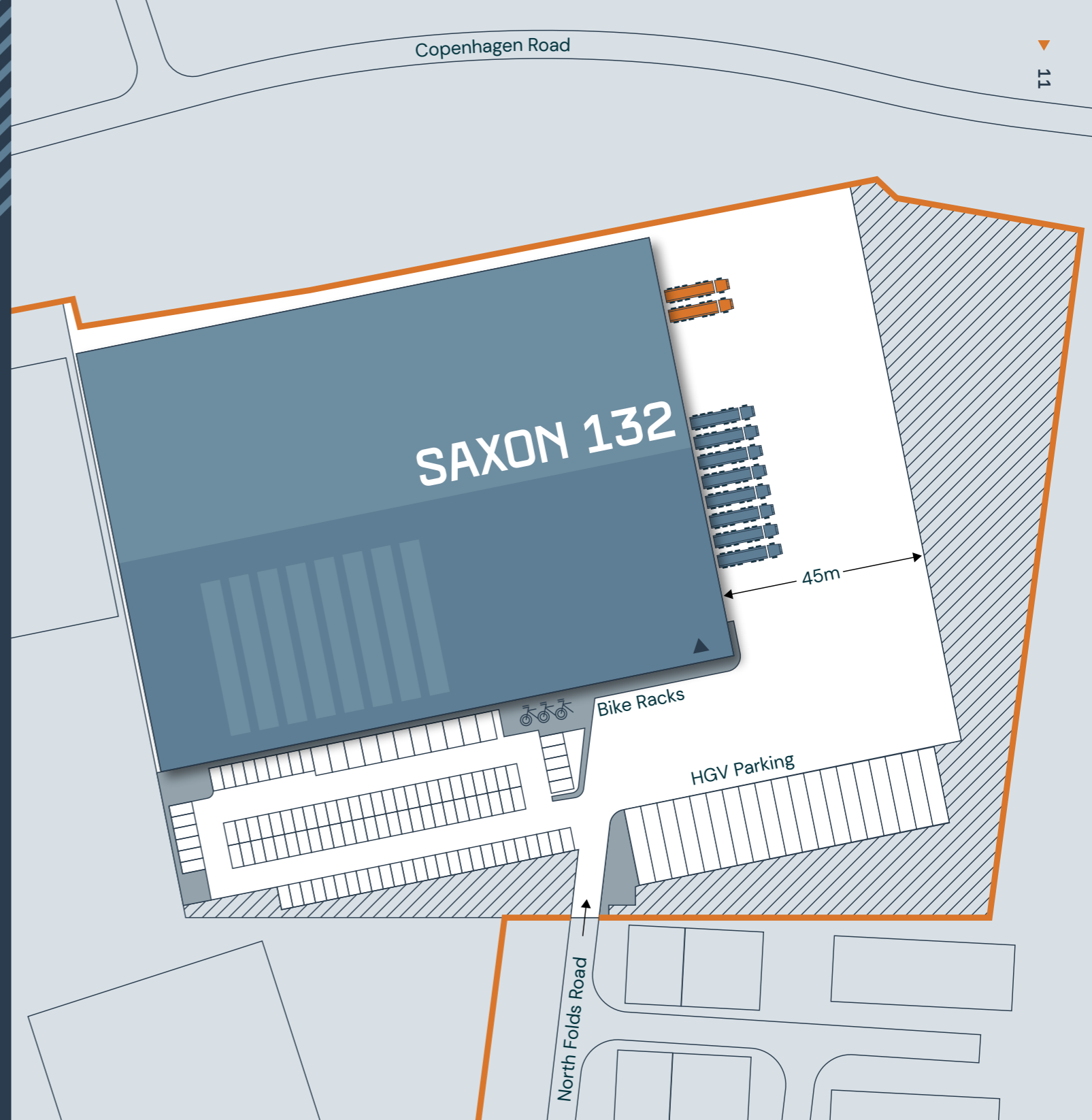
EPC
A+



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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