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MAGNAPARK Corby



NN17 3JG



Strategic
location



4,402,938
SQ FT



Enhanced
spec



Build-to-suit
opportunities
up to
4.4 million sq ft
available

A14

Close to
A14

/// sound.keep.spirit
CORBY, UK

Computer generated image.



MPC2
641,102 sq ft
Build-to-Suit

MPC3
591,272 sq ft
Build-to-Suit

MPC4
987,234 sq ft
Build-to-Suit

MPC6
602,456 sq ft
Build-to-Suit

MPC5
568,421 sq ft
Build-to-Suit

MPC1
1,012,453 sq ft
Build-to-Suit

MAGNA PARK **Corby**

Magna Park Corby provides one of the largest opportunities of high quality business environment specifically focused on logistics and distribution in the UK. Its strategic location, on the A14 in Corby, allows access to both the east coast ports, and the Midlands/South East markets.

Magna Park Corby — computer generated image.



Strategically located — at the heart of the nation's supply chain

Magna Park Corby is located immediately adjacent to the A43 link road, which is now fully dualled to the A14, resulting in shorter journey times.

Along the A14 itself significant upgrades have substantially reduced journey times between Magna Park Corby 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.

With proximity to Birmingham International Airport and East Midlands Airport (which itself contains a freight hub) plus the various rail links to the UK's ports, Magna Park Corby is a strategic logistics location.



The site is located 8 miles (13 mins) from the A14, offering quick access to the M1, M6, M11 and the A1 (M).



75% of the UK population can be reached in a 4 hour HGV drive time.



East Midlands Airport is 46 miles away and home to UPS's largest UK air gateway and its second largest air operation in Europe. UPS operates six daily freighter flights from the airport utilising B767 capacity.



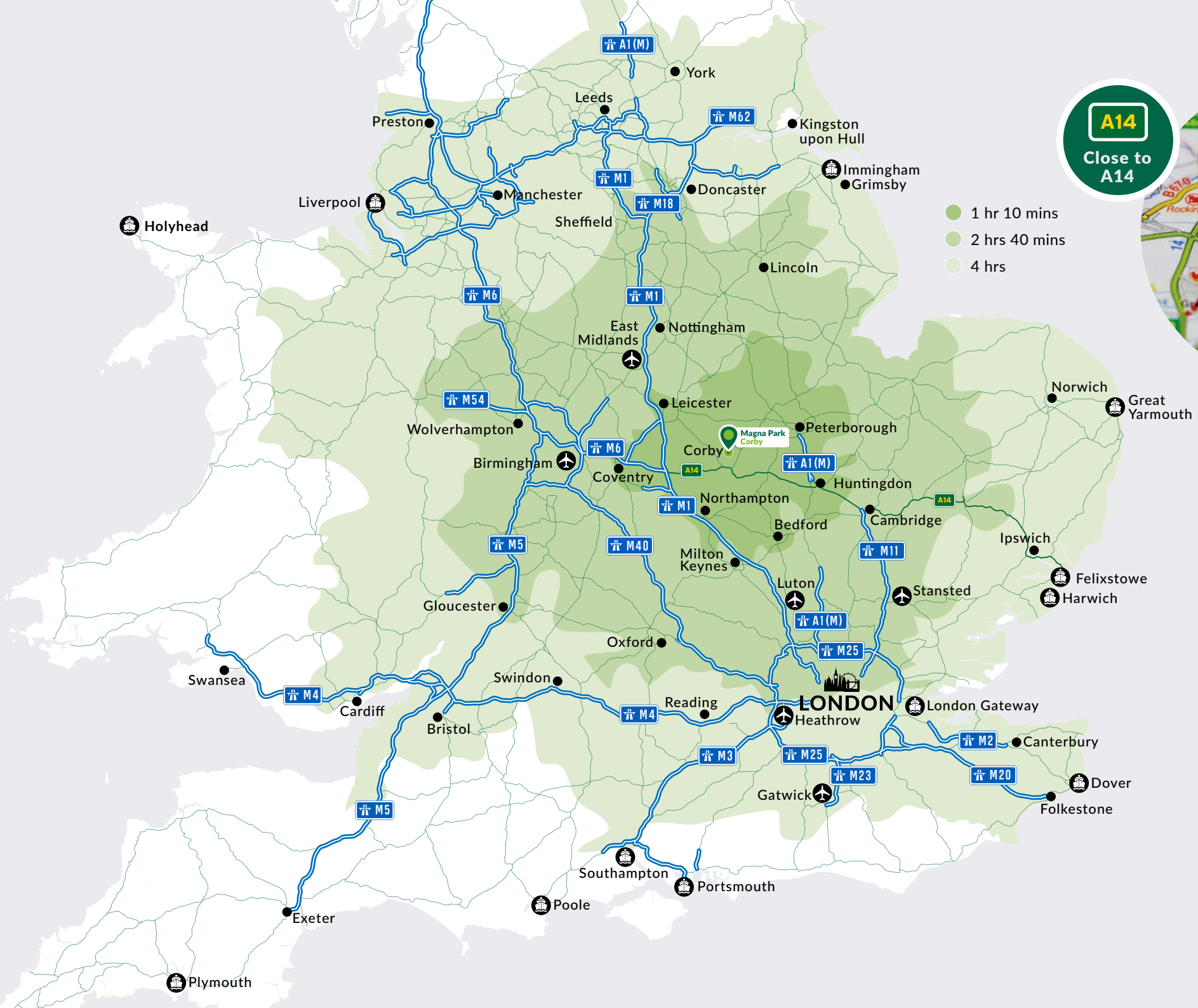
Freeport East, locted at Felixstowe is one of eight new Freeports in England and conviently accessed via the A14.



Access via the A14, Felixstowe Port is the country's primary route for export to European and global markets, opening gateways to business.



DIRFT — access to West Coast Mainline; UK's primary freight route is just 31 miles.



HGV drive times



Destination	Miles
M25 Junction 23	74
M1 Junction 19	26
M6 Junction 1	30
M11 Junction 14	41
A1 (M) Junction 14	29
Catthorpe Interchange	33
Birmingham	61
Liverpool	155
Rugby	44



Ports	Miles
Dover	164
Felixstowe	111
Immingham	104
Liverpool Docks	156
London Gateway	106
Portsmouth	145



Rail Freight terminals	Miles
Daventry International Rail Freight Terminal	31
East Midlands Gateway Rail Freight Terminal	47



Airports	Miles
Birmingham Airport	53
Stansted Airport	70
East Midlands Airport	46
Luton Airport	58

Source: Google Maps

MAGNAPARK **Corby**

One of the largest dedicated logistics and distribution parks in the UK

Magna Park Corby is one of UK's largest dedicated logistics and distribution parks offering a superb strategic location for logistics by virtue of its connectivity across the UK transportation network.

The added on-park services and benefits available to occupiers offer a wealth of additional features including WELLness and recreation facilities. These benefits highlight Magna Park Corby's status as a leading distribution location.

Its strategic location, on the A14 in Corby, allows access to both the east coast ports, and the Midlands/South East markets.

Magna Park Corby offers an outstanding strategic location adjacent to Midlands Logistics Park. This established logistics location is home to major occupiers including Eddite Stobart, BSH Home Appliances, Europa and Smyths Toys.

Available plots can support up to 2 million sq ft of logistics space in a single building.

All the units benefit from GLP's market leading specification that brings together innovation, technology, efficiency, sustainability, WELLness and intelligent logistical thinking all in one place to create developments that surpass the expectations of any end-user occupier.

✓

24-hour operations and dedicated onsite security

Maintained private roads

Community liaison

Customer/occupier liaison

On-site parking controls

✓

Park Services include:

Maintained park drainage

Maintained landscaping

Designated Estate Manager

Dedicated website

Liftshare scheme and regular bus service







Computer generated image



Indicative schedule of accommodation



Indicative build-to-suit development opportunities

Unit	Warehouse		Offices		Transport offices		Gatehouse		Total GIA		 HGV parking	 Car parking	 Dock doors	 Level access
MPC1	935,395 sq ft	86,901 sq m	52,345 sq ft	4,863 sq m	24,499 sq ft	2,276 sq m	215 sq ft	20 sq m	1,012,453 sq ft	94,060 sq m	258	819	155	8
MPC2	605,141 sq ft	56,219 sq m	24,240 sq ft	2,252 sq m	11,452 sq ft	1,064 sq m	269 sq ft	25 sq m	641,102 sq ft	59,560 sq m	116	495	94*	4
MPC3	538,831 sq ft	50,059 sq m	37,587 sq ft	3,492 sq m	14,639 sq ft	1,360 sq m	215 sq ft	20 sq m	591,272 sq ft	54,931 sq m	110	471	64	8
MPC4	916,353 sq ft	85,132 sq m	51,118 sq ft	4,749 sq m	19,547 sq ft	1,816 sq m	215 sq ft	20 sq m	987,234 sq ft	91,717 sq m	220	721	133	9
MPC5	519,176 sq ft	48,233 sq m	34,391 sq ft	3,195 sq m	14,639 sq ft	1,360 sq m	215 sq ft	20 sq m	568,421 sq ft	52,808 sq m	158	425	74	8
MPC6	553,825 sq ft	51,452 sq m	33,777 sq ft	3,138 sq m	14,639 sq ft	1,360 sq m	215 sq ft	20 sq m	602,456 sq ft	55,970 sq m	138	490	78	8
Total	4,068,721 sq ft	377,996 sq m	233,458 sq ft	21,689 sq m	99,415 sq ft	9,236 sq m	1,344 sq ft	125 sq m	4,402,938 sq ft	409,046 sq m	—	—	—	—

*includes 19 large dock doors



Representative images





Representative image



Representative images



MAGNAPARK Corby

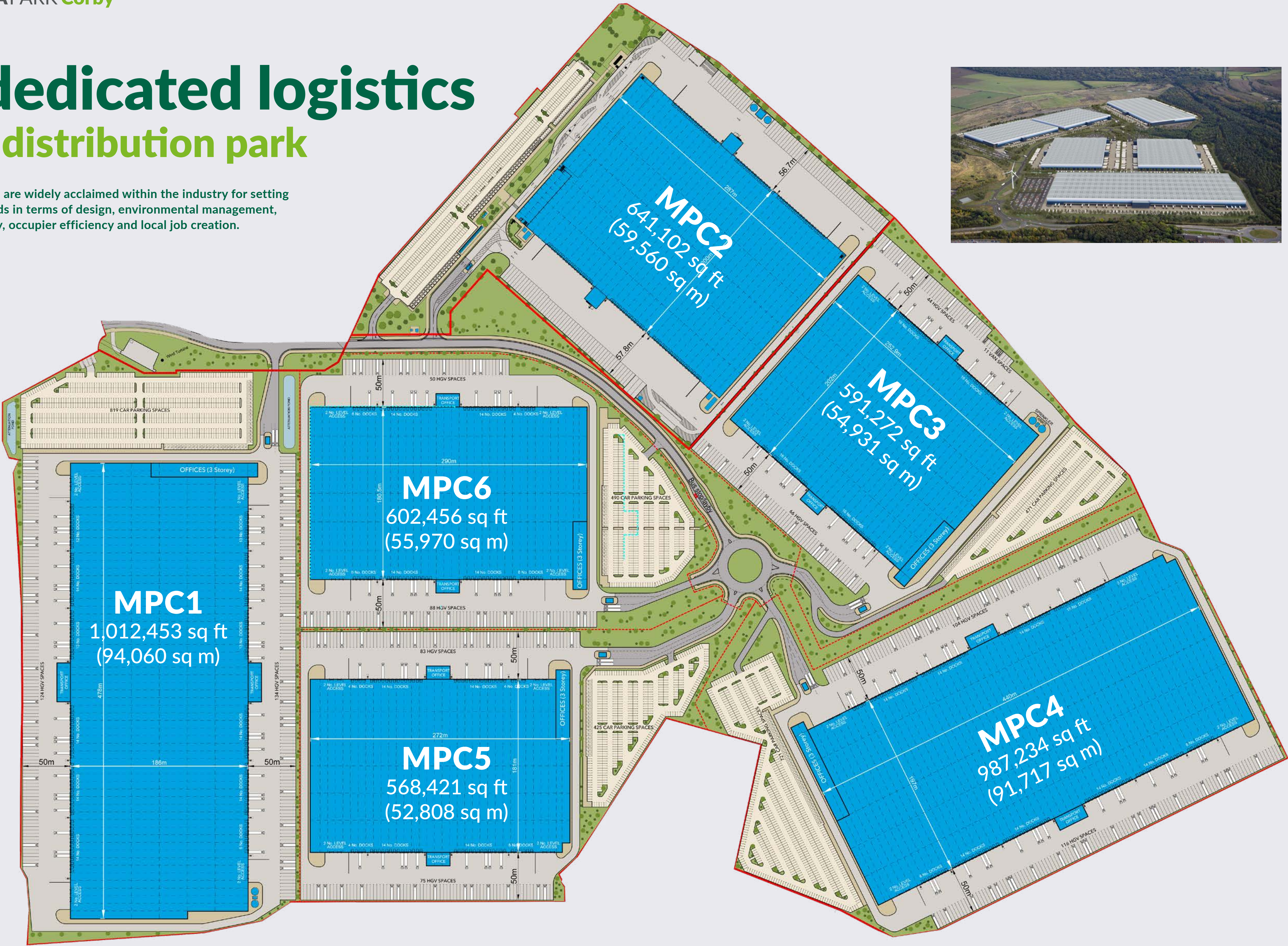
Site plan

18m
Clear
Height



A dedicated logistics and distribution park

Magna Parks are widely acclaimed within the industry for setting new standards in terms of design, environmental management, sustainability, occupier efficiency and local job creation.





Representative images



Attenuation lagoon



Biodiversity areas



Nature trail



Bee apiary

New, enhanced GLP base build specification

The units will feature the enhanced GLP 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

New innovations
The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.



Enhanced spec

The units will feature the enhanced GLP 'standard' specification – with a range of cutting edge enhancements throughout.



Enhanced spec
Modern, glazed entrance with LED feature lighting



Enhanced spec
Distinctive reception area



Enhanced spec
Open plan kitchen and break-out area



Enhanced spec
Modern simplified building design



Enhanced spec
Panoramic windows



Enhanced spec
Environment analytics system to monitor building use

Our commitment to sustainability & biodiversity

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



The GLP enhanced specification includes:

- ✓ BREEAM® Excellent – to all buildings
- ✓ WELL ready
- ✓ LED lighting throughout
- ✓ Low water spray taps
- ✓ 12% less embodied carbon than industry standard
- ✓ 15% less operational carbon in day-to-day operations
- ✓ Provision for electric vehicles
- ✓ Planet Mark offered for first year of occupancy to help manage energy use
- ✓ G-Hive scheme and wildflower planting to improve biodiversity
- ✓ 100% recycled and recyclable carpets
- ✓ Painted using VOC free natural paint



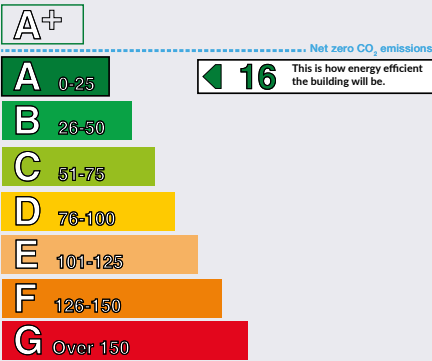
BREEAM® and Energy Efficiency Ratings

BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



★★★★★
Rating: Excellent



Building Environmental Analytics

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Cost effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Water usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Optimising natural light

Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global

Our European operating portfolio consists of more than 5.6 million sq m across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m. To learn more about our European operations, please go to eu.glp.com



5.6 million sq m
operating portfolio



9 million sq m
development in 30 years




4 million sq m
development pipeline





Strong
global presence




Location & travel distances

		
Destination	Miles	
M25 Junction 23	74	
M1 Junction 19	26	
M6 Junction 1	30	
M11 Junction 14	41	
A1 (M) Junction 14	29	
Catthorpe Interchange	33	
Birmingham	61	
Liverpool	155	
Rugby	44	

		
Ports	Miles	
Dover	164	
Felixstowe	111	
Immingham	104	
Liverpool Docks	156	
London Gateway	106	
Portsmouth	145	

		
Rail Freight terminals	Miles	
Daventry International Rail Freight Terminal	31	
East Midlands Gateway Rail Freight Terminal	47	

		
Airports	Miles	
Birmingham Airport	53	
Stansted Airport	70	
East Midlands Airport	46	
Luton Airport	58	

Source: Google Maps



The easy way to visit and navigate your way to Magna Park Corby.

On a smartphone, download the what3words app, simply enter **sound.keep.spirit** then tap 'Navigate' and select 'Google Maps' to open the location in Google Maps.



Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2022. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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Navigating via the what3words app

You can also simply enter your destination's what3words address into the what3words app, then tap 'Navigate' to get directions in your favourite apps such as Google Maps, Waze or Navmii. When navigating from your mobile device, please drive safely and do not use your device while driving.

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