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# MAGNAPARK **Corby**



/// 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

# MAGNAPARK 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.



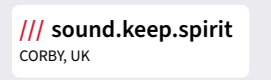
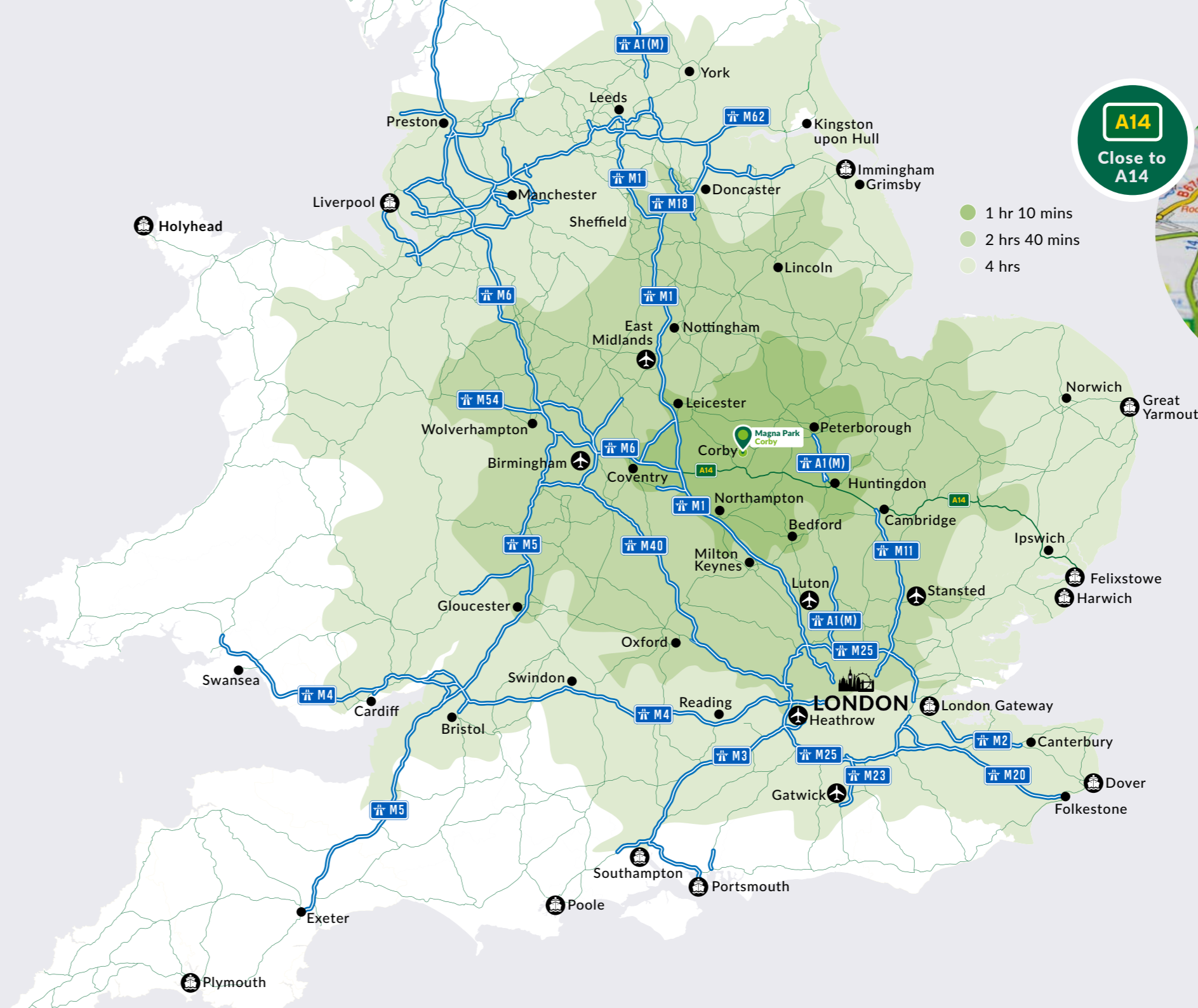
Freeport East, located at Felixstowe is one of eight new Freeports in England and conveniently accessed via the A14.



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



# 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.

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 Eddie 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.

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.

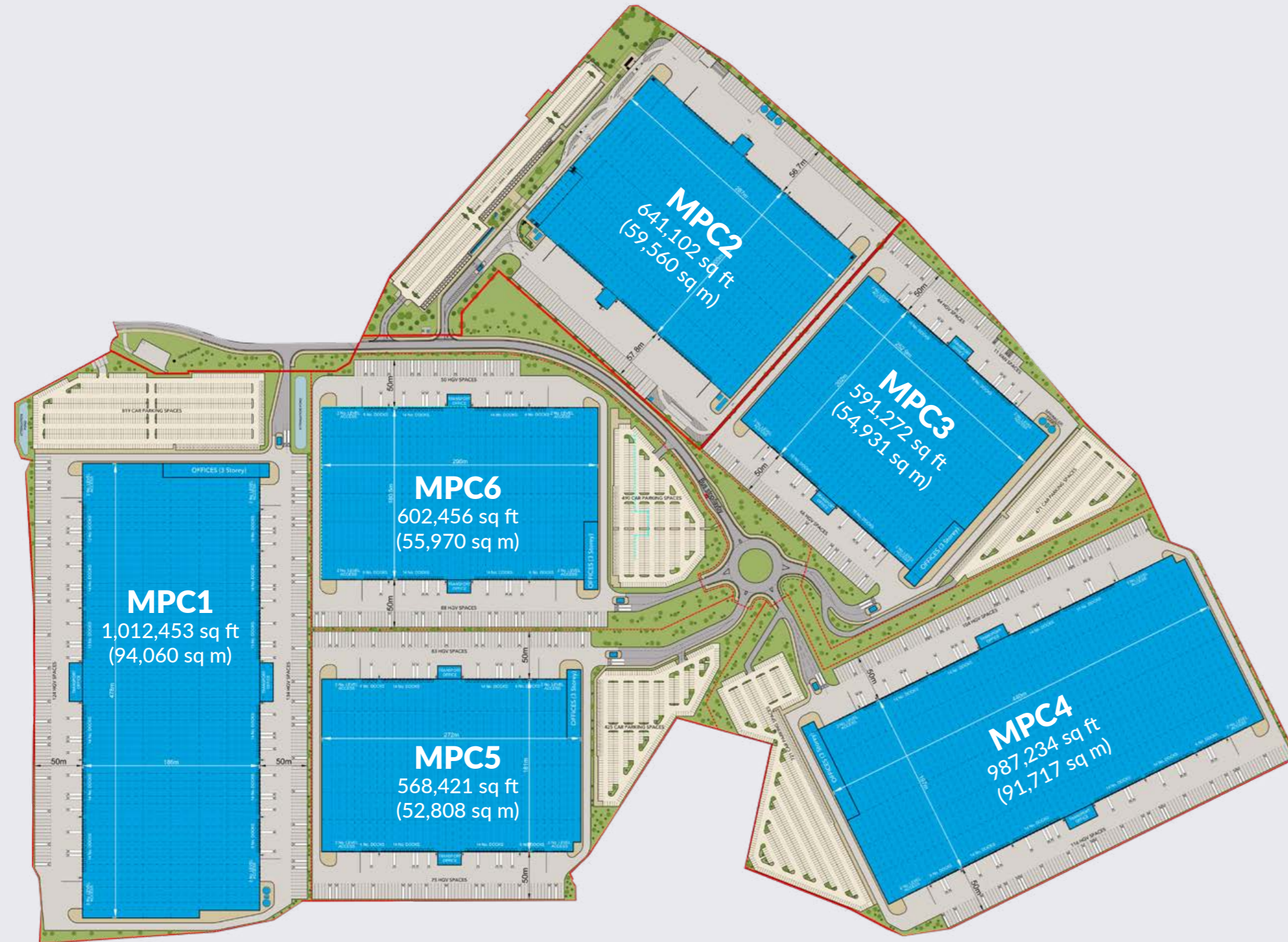
**Park Services include:**

- 24-hour operations and dedicated onsite security
- Maintained private roads
- Community liaison
- Customer/occupier liaison
- On-site parking controls
- Maintained park drainage
- Maintained landscaping
- Designated Estate Manager
- Dedicated website
- Liftshare scheme and regular bus service





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

\*includes 19 large dock doors



Representative images





Representative image



Representative images





MAGNAPARK Corby

# Site plan

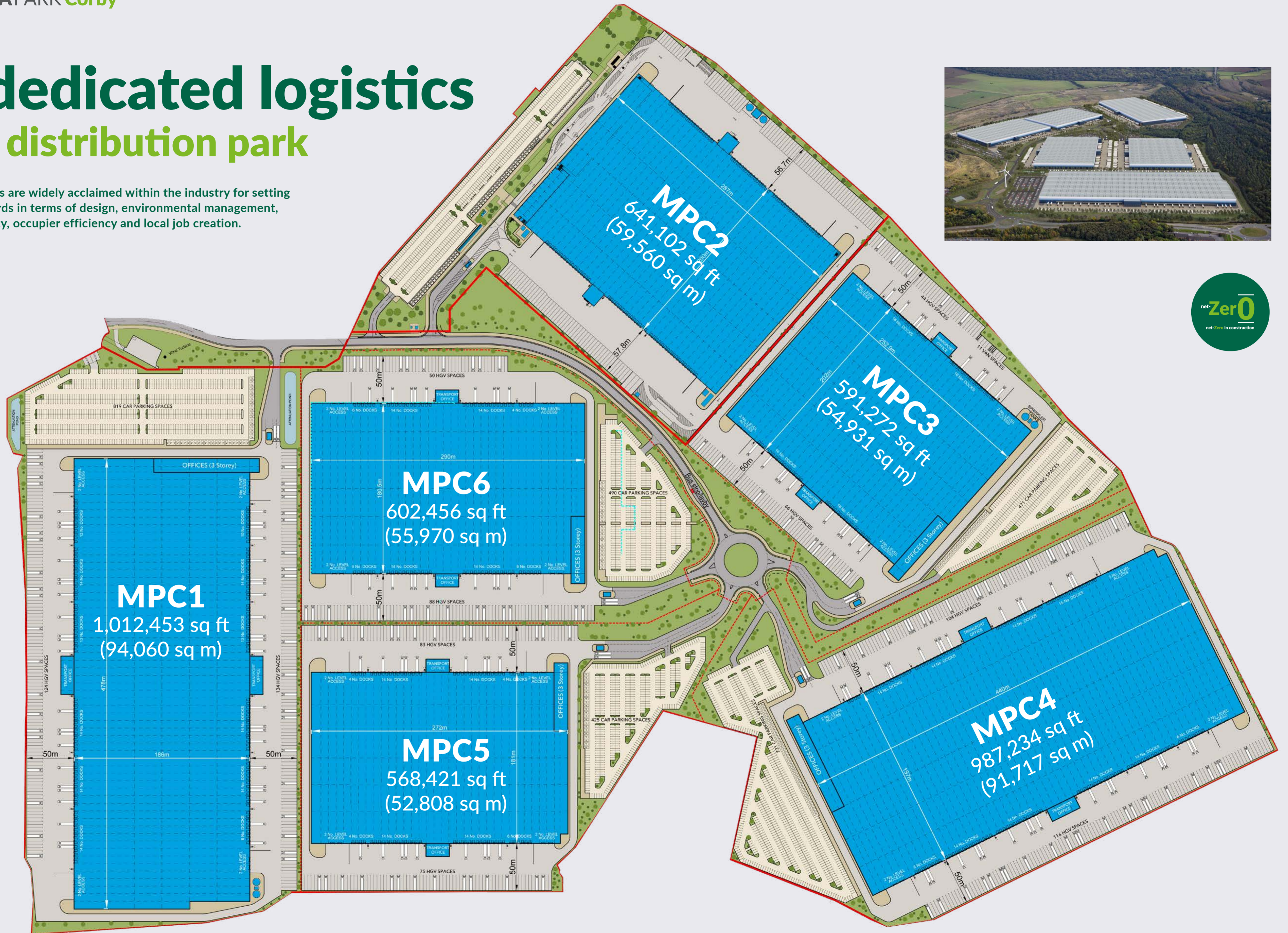
18m  
Clear  
Height





# 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.



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



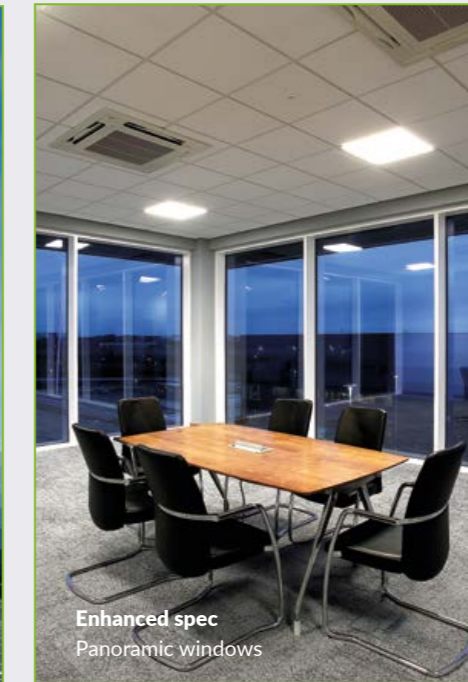
**Enhanced spec**  
Distinctive reception area



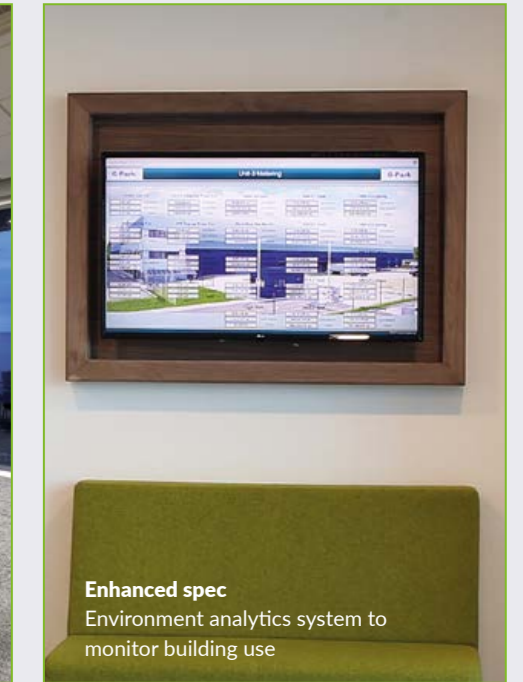
**Enhanced spec**  
Open plan kitchen and break-out area



**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



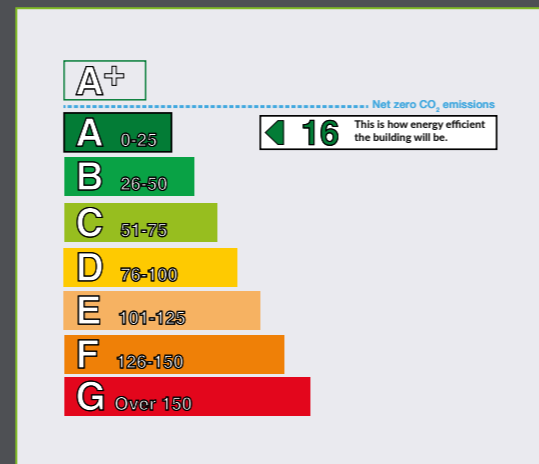
## BREEAM® and Energy Efficiency Ratings

BREEAM® UK

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



★★★★★  
Rating: Excellent



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



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



**Reducing water usage**  
Rainwater harvesting for use in toilet flushing and other non-potable applications.



**Optimising the use of natural light**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



**Recycled & recyclable materials**  
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



**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](https://www.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](https://www.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



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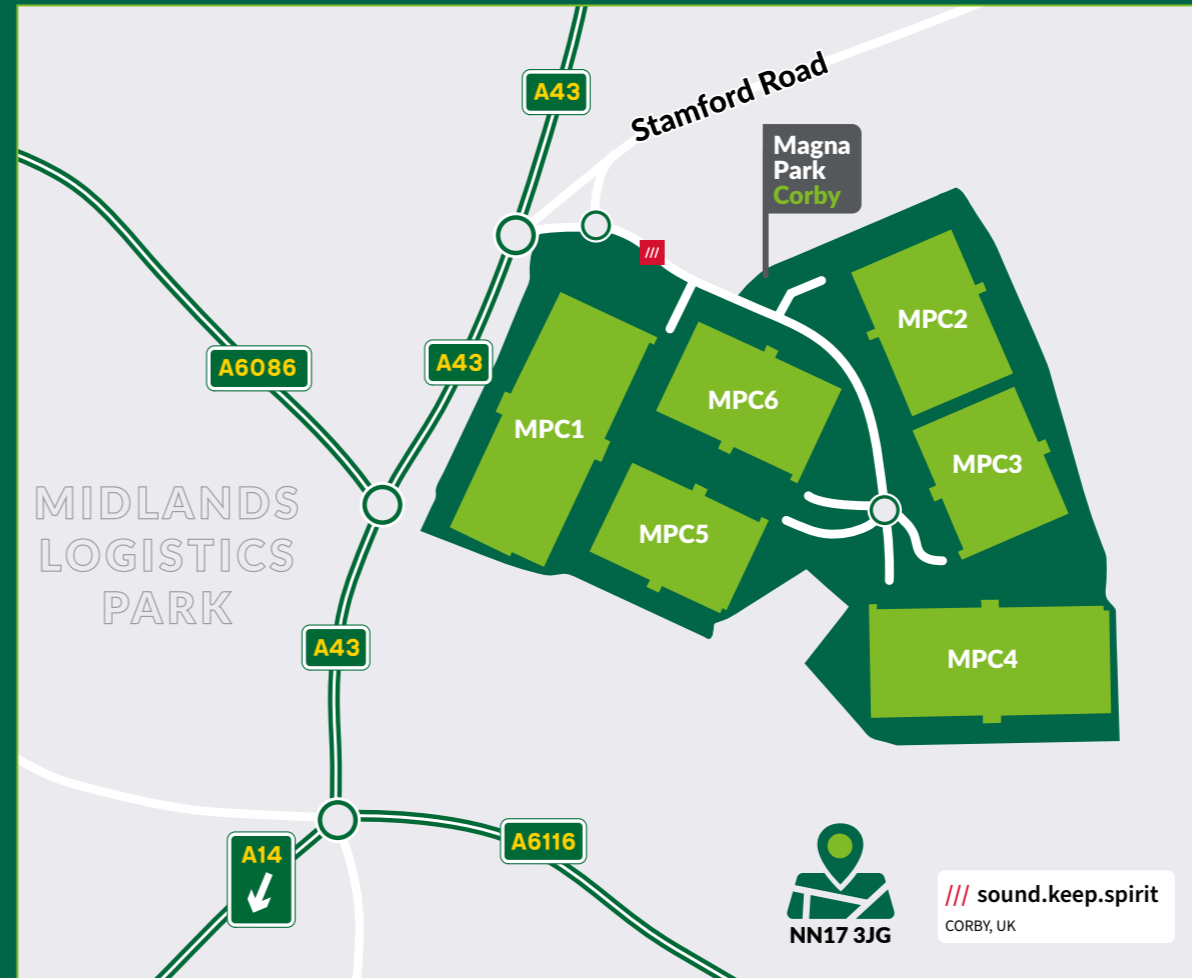
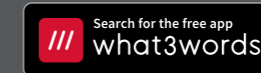
Rail Freight terminals	Miles
Daventry International Rail Freight Terminal	31
East Midlands Gateway Rail Freight Terminal	47



**A14**  
Close to  
A14

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.



Representative image



Representative image



Representative image



## 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. November 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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