

# MAGNAPARK **Corby** **MPC3**

SPECULATIVE DEVELOPMENT OF  
**586,353 SQ FT**



**UNDER  
CONSTRUCTION**

**NN17 3JG**

**STRATEGIC  
LOCATION**

**A14 8MILES**



**STRONG LABOUR POOL**



**GLP** 

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Representative image



MAGNAPARK Corby

MPC3

Development has commenced on MPC 3, a speculative logistics and distribution unit of 586,353 sq ft within Magna Park Corby.

MPC 3 will benefit from best-in-class specification, including a wide service yard, clear internal height of 18m and an array of energy saving features. 100% PV ready.

Speculative build

Under construction

Clear height 18m

net-Zero  
A GLP net-Zero build

HIGHLIGHTS

25.98 acres  
(10.51 ha)

49 car charging bays

110 HGV parking

471 car parking

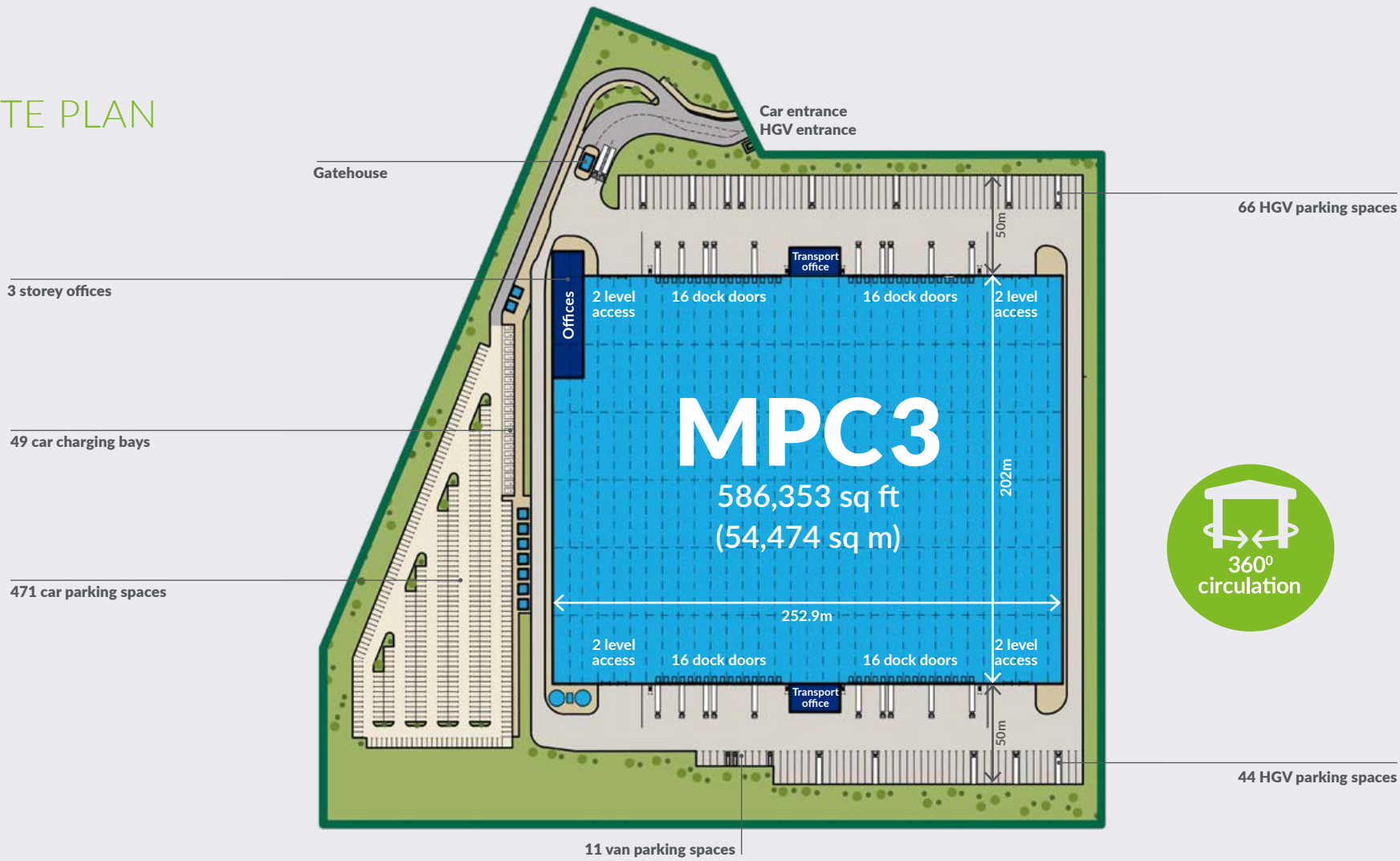
8 level access

64 dock doors

50m x 2 yard depth

50 kN psm  
Floor loading

SITE PLAN



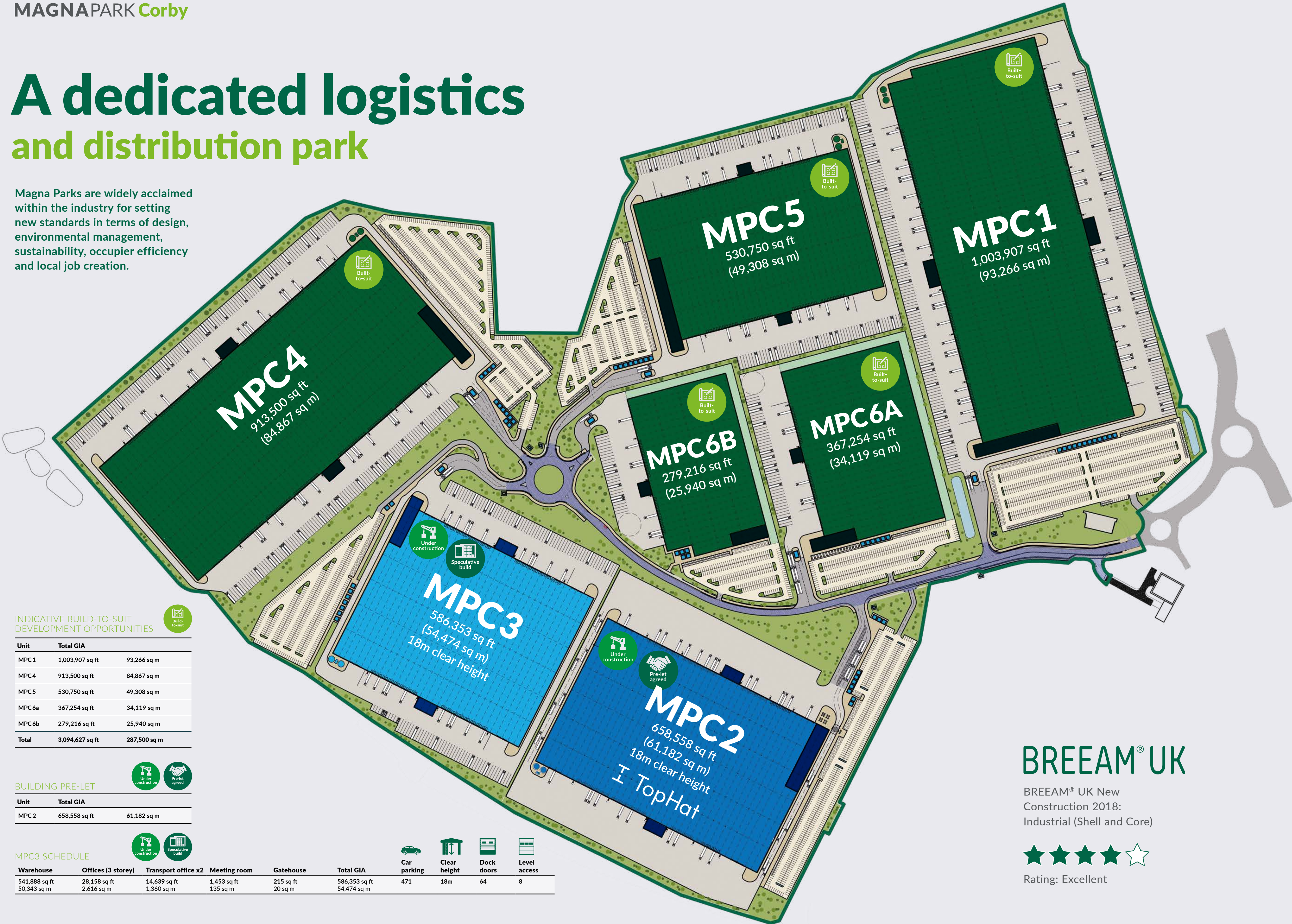
SCHEDULE

| Warehouse                    | Offices (3 storey)         | Transport office x2        | Meeting room            | Gatehouse            | Total GIA                    | Car parking | Clear height | Dock doors | Level access |
|------------------------------|----------------------------|----------------------------|-------------------------|----------------------|------------------------------|-------------|--------------|------------|--------------|
| 541,888 sq ft<br>50,343 sq m | 28,158 sq ft<br>2,616 sq m | 14,639 sq ft<br>1,360 sq m | 1,453 sq ft<br>135 sq m | 215 sq ft<br>20 sq m | 586,353 sq ft<br>54,474 sq m | 471         | 18m          | 64         | 8            |



# 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.



INDICATIVE BUILD-TO-SUIT DEVELOPMENT OPPORTUNITIES

| Unit  | Total GIA       |              |
|-------|-----------------|--------------|
| MPC1  | 1,003,907 sq ft | 93,266 sq m  |
| MPC4  | 913,500 sq ft   | 84,867 sq m  |
| MPC5  | 530,750 sq ft   | 49,308 sq m  |
| MPC6a | 367,254 sq ft   | 34,119 sq m  |
| MPC6b | 279,216 sq ft   | 25,940 sq m  |
| Total | 3,094,627 sq ft | 287,500 sq m |

BUILDING PRE-LET

| Unit | Total GIA     |             |
|------|---------------|-------------|
| MPC2 | 658,558 sq ft | 61,182 sq m |

MPC3 SCHEDULE

| Warehouse                    | Offices (3 storey)         | Transport office x2        | Meeting room            | Gatehouse            | Total GIA                    | Car parking | Clear height | Dock doors | Level access |
|------------------------------|----------------------------|----------------------------|-------------------------|----------------------|------------------------------|-------------|--------------|------------|--------------|
| 541,888 sq ft<br>50,343 sq m | 28,158 sq ft<br>2,616 sq m | 14,639 sq ft<br>1,360 sq m | 1,453 sq ft<br>135 sq m | 215 sq ft<br>20 sq m | 586,353 sq ft<br>54,474 sq m | 471         | 18m          | 64         | 8            |

BREEAM® UK

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



Rating: Excellent



## Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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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. February 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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