

# 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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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

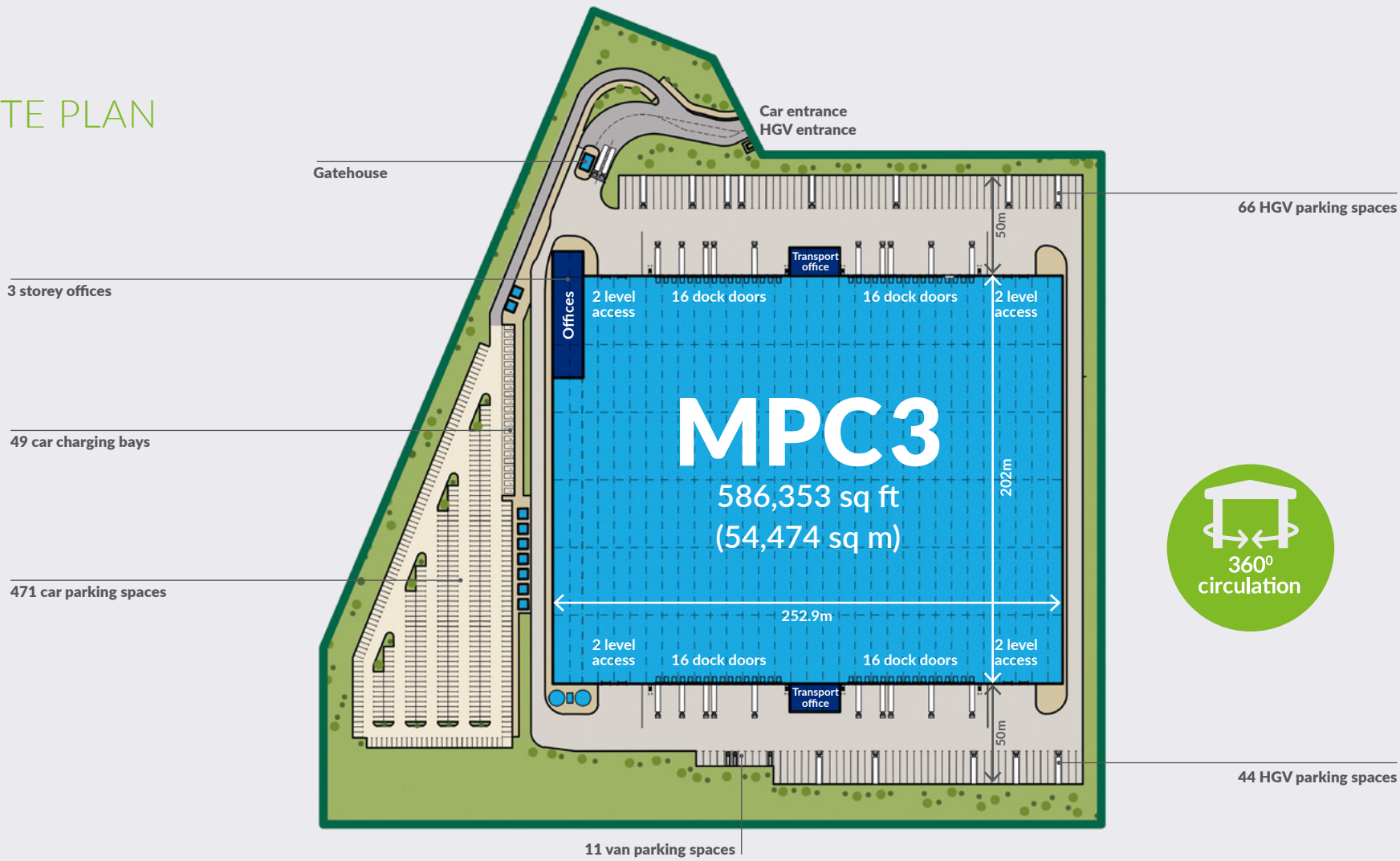
8 level access

64 dock doors

50m x 2 yard depth

50 kN psm  
Floor loading

SITE PLAN



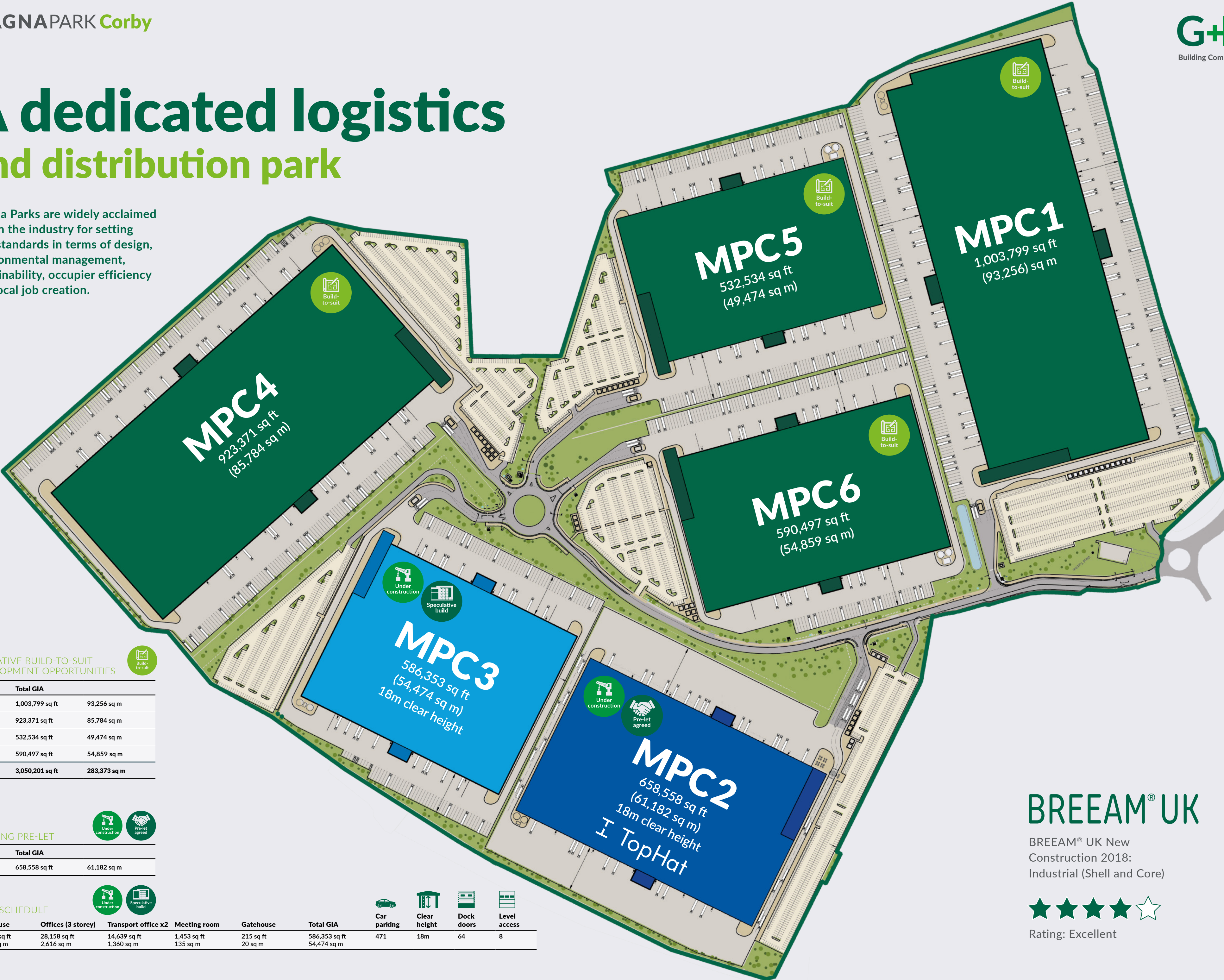
SCHEDULE

Warehouse	Offices (3 storey)	Transport office x2	Meeting room	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
541,888 sq ft 50,343 sq m	28,158 sq ft 2,616 sq m	14,639 sq ft 1,360 sq m	1,453 sq ft 135 sq m	215 sq ft 20 sq m	586,353 sq ft 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	1,003,799 sq ft	93,256 sq m
MPC4	923,371 sq ft	85,784 sq m
MPC5	532,534 sq ft	49,474 sq m
MPC6	590,497 sq ft	54,859 sq m
Total	3,050,201 sq ft	283,373 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 50,343 sq m	28,158 sq ft 2,616 sq m	14,639 sq ft 1,360 sq m	1,453 sq ft 135 sq m	215 sq ft 20 sq m	586,353 sq ft 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. June 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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