

MAGNAPARK **Corby** **MPC3**

SPECULATIVE DEVELOPMENT OF
586,353 SQ FT



**UNDER
CONSTRUCTION**

NN17 3JG

**STRATEGIC
LOCATION**

A14 8 MILES



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

Representative image



HIGHLIGHTS



25.98 acres
(10.51 ha)




49 car charging bays




110 HGV parking



471 car parking



8 level access



64 dock doors

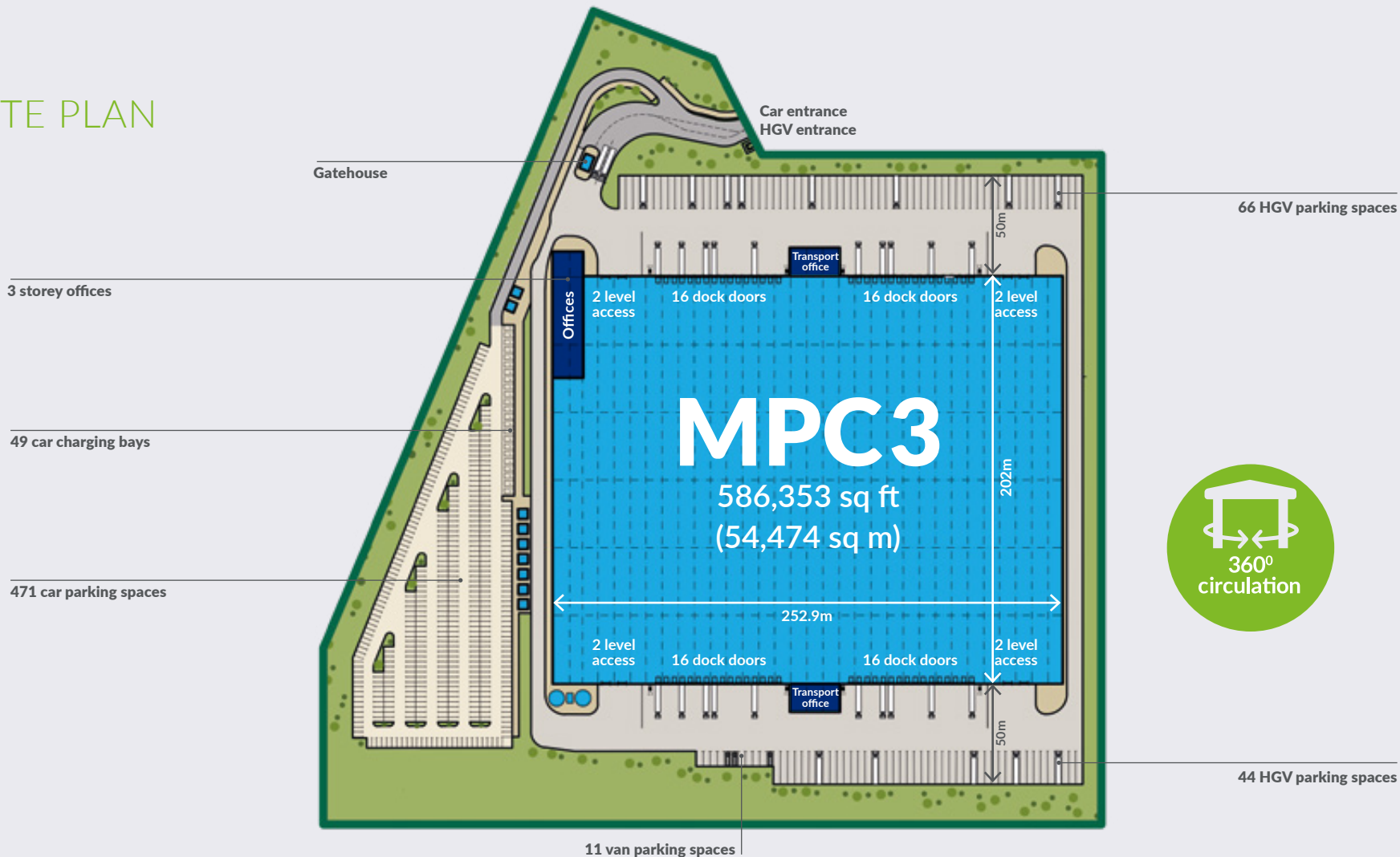


50m x 2 yard depth







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

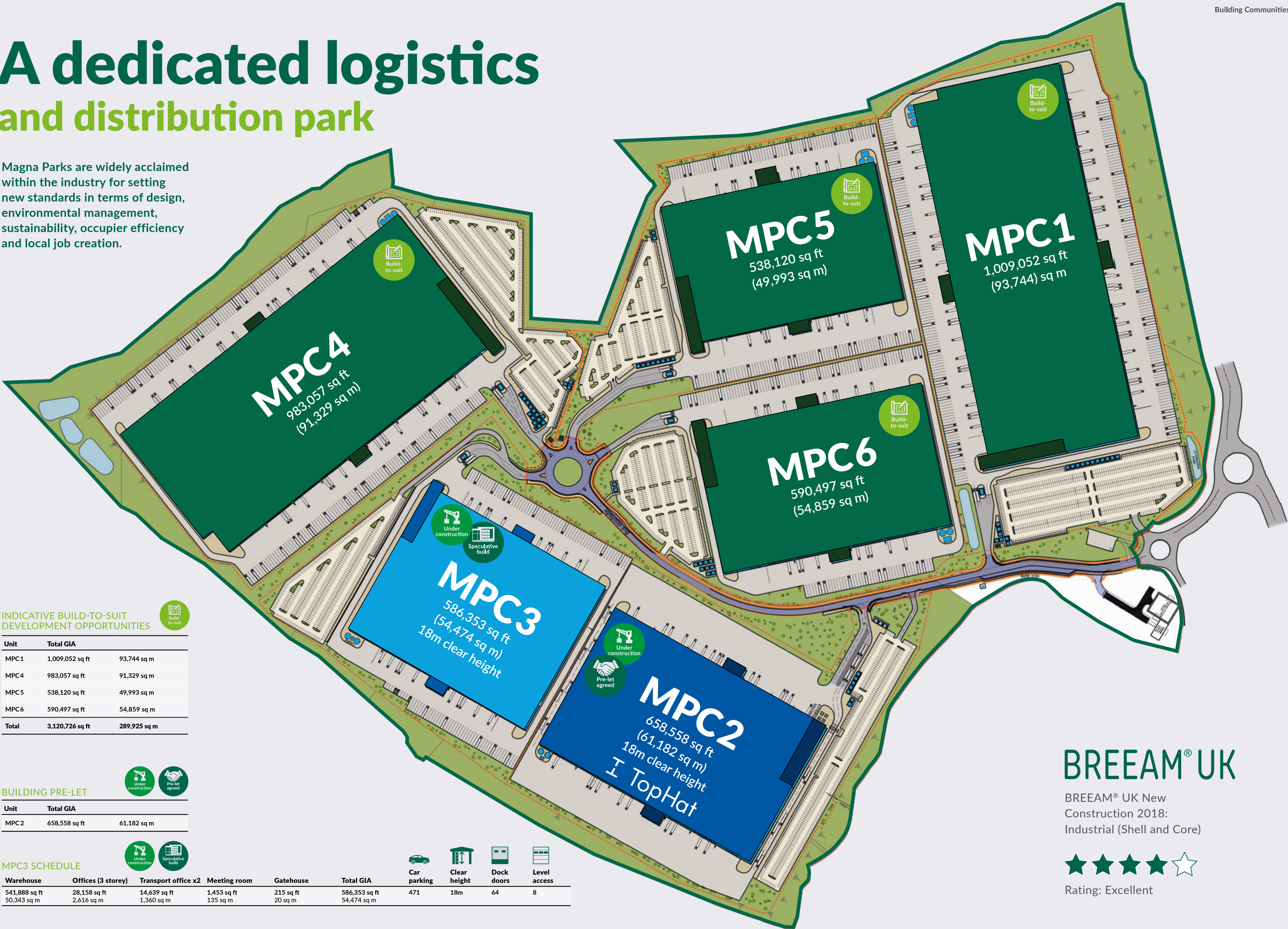
Unit	Total GIA	
MPC 1	1,009,052 sq ft	93,744 sq m
MPC 4	983,057 sq ft	91,329 sq m
MPC 5	538,120 sq ft	49,993 sq m
MPC 6	590,497 sq ft	54,859 sq m
Total	3,120,726 sq ft	289,925 sq m

BUILDING PRE-LET

Unit	Total GIA	
MPC 2	658,558 sq ft	61,182 sq m

MPC3 SCHEDULE

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BREEAM® UK

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



Rating: Excellent

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

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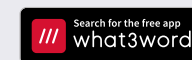
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