

MAGNAPARK

Corby

BUILD-TO-SUIT
& SPECULATIVE
OPPORTUNITIES

4.4 MILLION
SQ FT

NN17 3JG



GLP 

eu.glp.com

Representative computer generated image

Built for logistics

With a cutting-edge design, our developments have been created to be smarter than ever before. The new ultra-modern design treatment is designed to meet the demands of modern logistics and distribution centres.

The building features natural materials and finishes throughout, as well as an enhanced reception area. The interior of the building is open plan, with breakout areas and a modern boardroom, while the grade 'A' office space will provide your staff with a contemporary workplace environment.

Grade 'A' standard offices

Energy saving features

Up to 30m clear height

G+Plus
Building Communities & Wellbeing

Advanced building management

Contemporary boardroom

Nature trail

net-Zero
A GLP net-zero build

BREEAM UK
Rating: Excellent

INTERNATIONAL WELL BUILDING INSTITUTE

Maintained landscape

Pedestrian safe walking



Representative image


The location

At the heart of the nation's supply chain

Magna Park Corby is located immediately adjacent to the A43 link road, which is 8 miles to the A14 – a major route between the East of England and the Midlands and a key route for international traffic.

The A14 carries around 85,000 vehicles per day; 26% of this is HGV traffic (against the national average of 10%). Over the last few years it has been significantly upgraded with a £1.5bn improvement scheme, which has boosted the local economy, cut journey times, enhanced economic growth and improved the environment.

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.



75% of UK population lives within a 4 hour HGV drive



HGV DRIVE TIMES

Destination	Miles
A14 Junction 7	8
M25 Junction 23	74
M1 Junction 19	26
M6 Junction 1	27
M11 Junction 14	41
A1 (M) Brampton Hut Interchange	32
Catthorpe Interchange	33
Birmingham	61
Liverpool	155
Rugby	44

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

Source: Google Maps

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

Rail Freight terminals	Miles
Daventry International Rail Freight Terminal	31
East Midlands Gateway Rail Freight Terminal	47
Manchester International Rail Freight Terminal	119



NN17 3JG



sound.keep.spirit
CORBY, UK

ROAD





A14

Major road links
The site is located 8 miles (13 mins) from the A14.



M1
M6

Major road links
Junction 19 of the M1 and Junction 1 of the M6 via the A43 and A14 are within 27 miles to the west.



A1(M)

Major road links
A1 (M) Brampton Hut Interchange via the A14 is 32 miles to the east.

RAIL/PORTS





31 miles

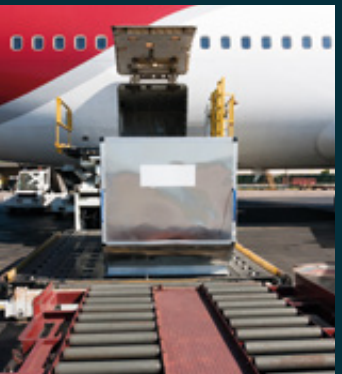



111 miles

Rail freight terminal direct to docks
Magna Park Corby is serviced by Daventry International Rail Freight Terminal (DIRFT) a rail freight terminal that has access to West Coast Mainline; UK's primary freight route and is just 31 miles away from Magna Park Corby.

Access via the A14, Felixstowe Port is 111 miles away. The country's primary route for export to European and global markets, opening gateways to business.


AIR





46 miles

East Midlands Airport
The A43/A427/A6 provides access to the M1 motorway and East Midlands Airport (containing a freight hub) which is 46 miles to the North.



54 miles

Birmingham International Airport
The A43/A14 provides access to the M6/M42 motorway and Birmingham International Airport which is 53 miles to the West.

Labour

Thriving labour pool

Working population

The working population at Magna Park Corby is thriving, with 77.6% of the population economically active. Of those who are not economically active, 27.6% are seeking a job, considerably higher than the national average of 18.1%.

Competitive wage

An average weekly wage 8% below the national average makes this location a low-cost area from which to recruit staff.

Job density

There are 0.77 jobs per head of the working age population, lower than the national average of 0.85 jobs, suggesting that there is an increased need for employment opportunities and more people looking for jobs in this region than elsewhere in the UK.

In addition, 18-24 year olds represent a greater proportion of the population in North Northamptonshire than in the wider East Midlands as well as against the national average. This suggests that millennials are more likely to choose this area as their home base over others nearby because they feel they can better afford it here than elsewhere around the UK.

Source Nomis 2021 (Office for National Statistics)



27.6% of not economically active are seeking work



Weekly pay 8% below average



Strong local labour pool



A younger age profile

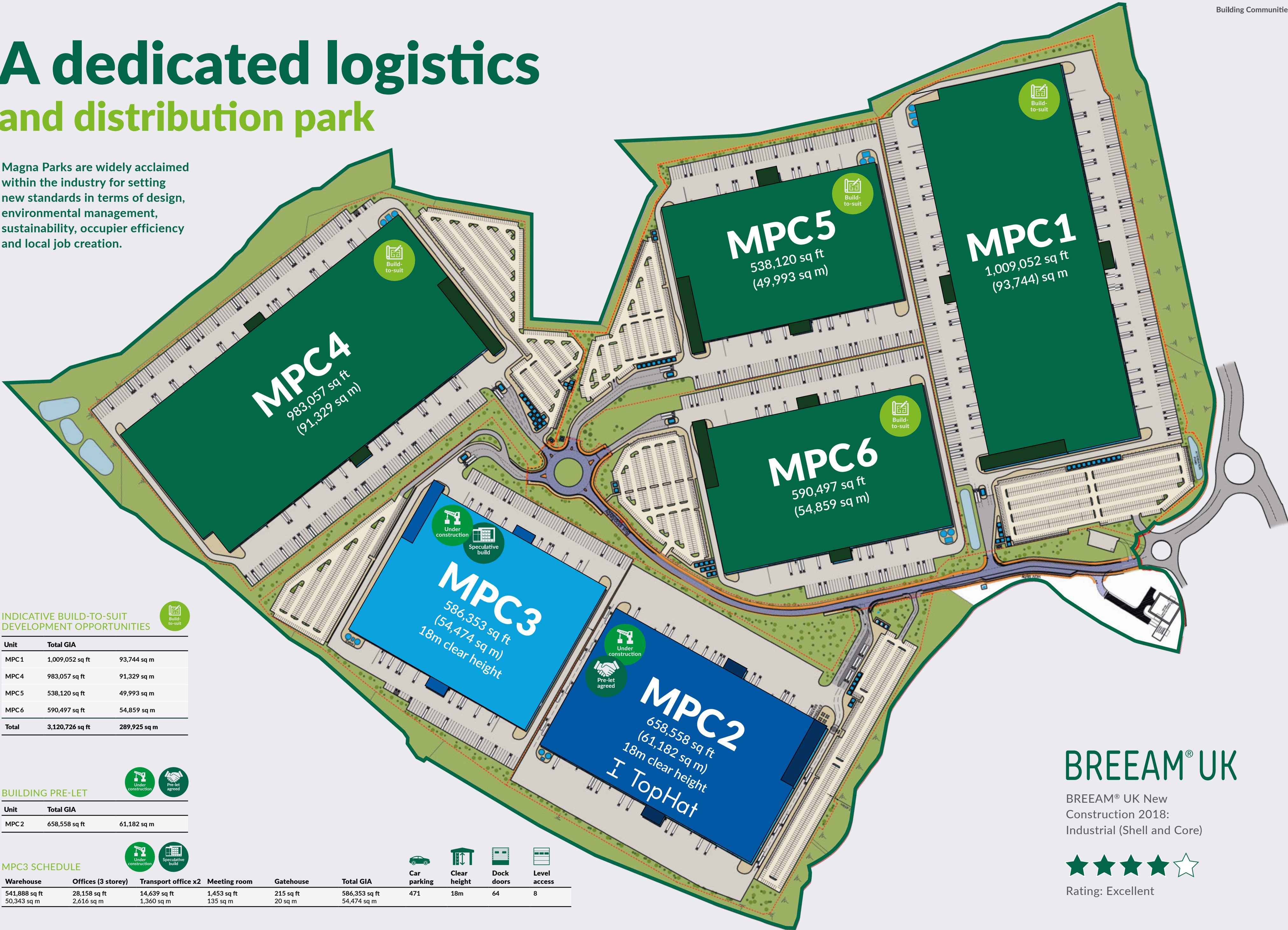
The age profile of the population in North Northamptonshire is younger than that in the wider East Midlands and more so than the national average.

18-24 year olds represent a greater proportion of the population in North Northamptonshire than in the wider East Midlands as well as against the national average.

This suggests that there is an increased need for employment opportunities for younger people in this area.

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	1,009,052 sq ft	93,744 sq m
MPC4	983,057 sq ft	91,329 sq m
MPC5	538,120 sq ft	49,993 sq m
MPC6	590,497 sq ft	54,859 sq m
Total	3,120,726 sq ft	289,925 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

Yard highlights

Best-in-class specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.



Ample HGV parking



Standard & large dock doors



Level access provided



Standard 50m yard depth



50m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.

Representative images



FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.



BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



Warehouse highlights

A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light

Representative images

LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting — and the associated running costs.

Office highlights

Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit-out.

OFFICES

Open plan working space

SUN

Optimising natural light

Analytics

Building Environmental Analytics

RECYCLE

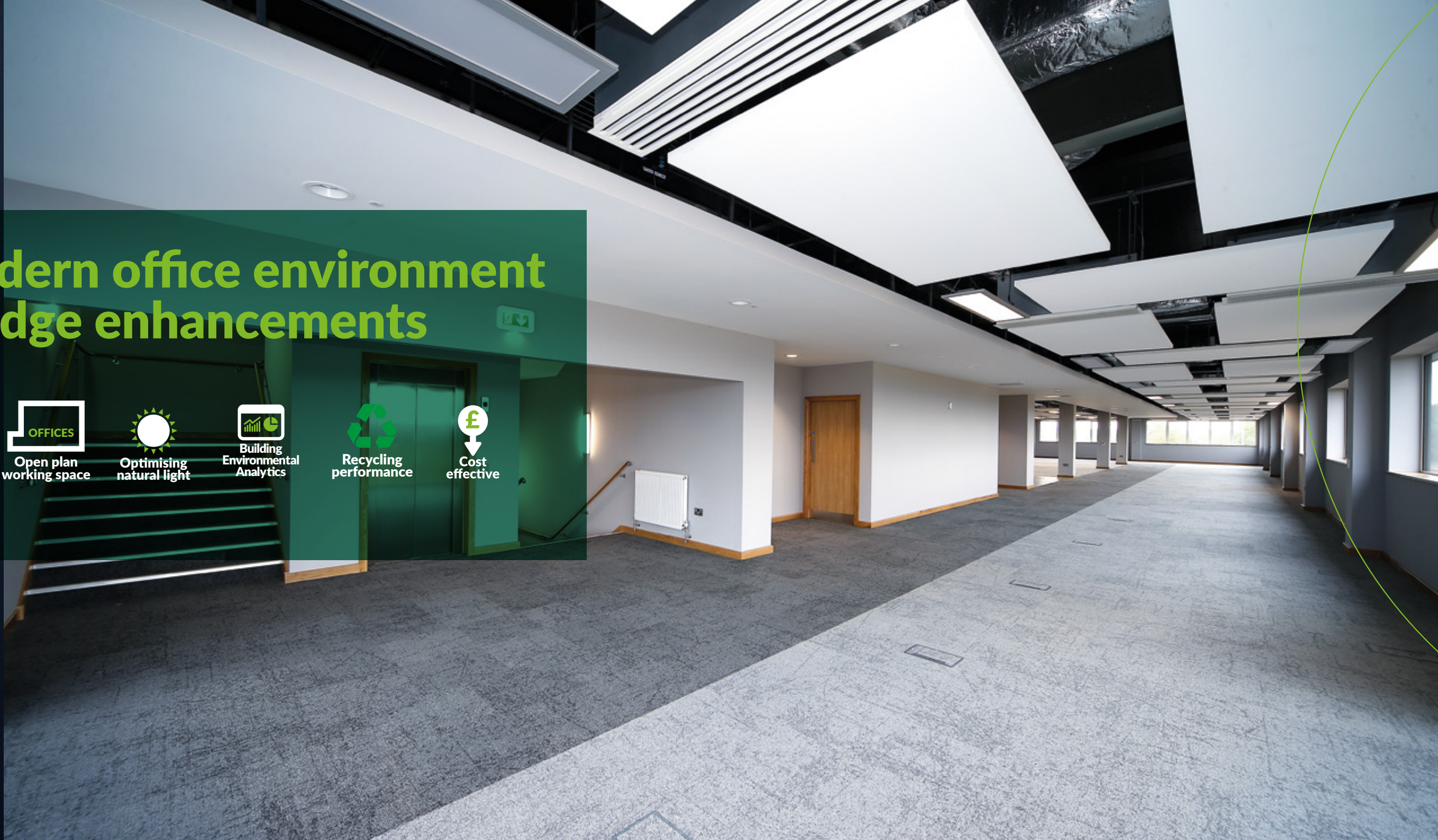
Recycling performance

£

Cost effective



GLP office facilities are to a market-leading specification.
Representative images



MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.



OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.

Our commitment to sustainability and 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.

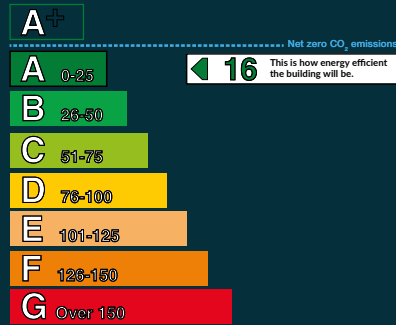


BREEAM® UK

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



Rating: Excellent



THE GLP ENHANCED SPECIFICATION:

- ✓ 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



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



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



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



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



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



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

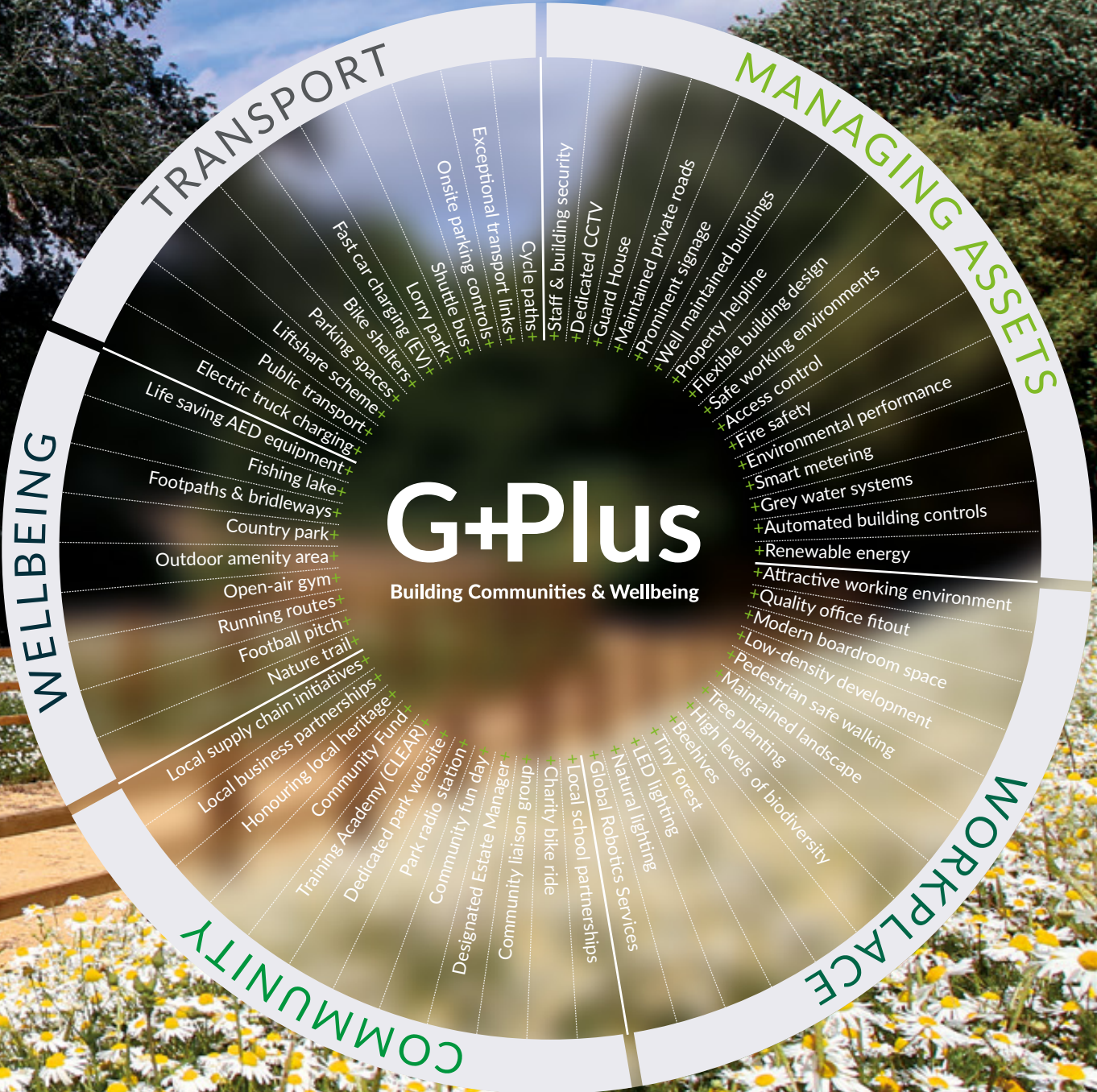
Building environments that work for you

Transport+Managing Assets+Workplace+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus — an initiative from GLP.

We're more than a logistics park

G+Plus
Building Communities & Wellbeing





Parking spaces



Exceptional transport links



Fast car charging (EV)



Bike shelters



Maintained private roads



Property helpline



Well maintained buildings



Environmental performance



Attractive work environment



Maintained landscape



Bees, apiaries & honey production



Low-density development



Charity bike ride



Community fund



Local supply chain initiatives



Local business partnerships



Outdoor amenity area



Footpaths & bridleways



Nature trail

Benefits of working at Magna Park Corby

Magna Park Corby is committed to creating a pleasant, healthy and safe workplace for all. We provide a range of benefits* – including a nature trail, outdoor seating, safe and secure parking, high levels of biodiversity and a high quality modern attractive working environment – for everyone to enjoy.

We're more than a logistics park



Staff & building security



Maintained private roads



Property helpline



Bike shelters

- + Parking spaces
- + Bike shelters
- + Fast car charging (EV)
- + Onsite parking controls
- + Exceptional transport links

+Transport+

Transport links are the lifeblood of every logistics business. All our sites are more connected and more accessible, with superb strategic locations and unrivalled in transport connectivity. Your workforce can utilise on-site parking, public transport, cycle to work or even join a liftshare scheme. This all helps to create a great place to work, where your team can thrive. And as every business knows, a happy workforce is a productive workforce.

+Managing Assets+

We're here to help you run your business. When you move your business to a Magna Park, G-Park or G-Hub we give you access to a property helpline and a range of services and amenities. Our team are committed to helping you run your business as efficiently and smoothly as possible.

- + Staff and building security
- + Guard house
- + Maintained private roads
- + Prominent signage
- + Well maintained buildings
- + Property helpline
- + Flexible building design
- + Safe working environments
- + Access control
- + Fire safety
- + Environmental performance
- + Smart metering
- + Grey water systems
- + Automated building controls
- + Renewable energy



Low-density development

+Workplace+

Our logistics and distribution buildings are carefully created and maintained working environments that provide a great place to work – one that reflects positively on your brand. Attractive modern architecture, well-lit areas and low-density landscaped developments with high levels of biodiversity including tree planting and apiaries create a healthy, productive workplace for you and your team.

- + Attractive working environment
- + Quality office fitout
- + Modern boardroom space
- + Low-density development
- + Bees, apiaries & honey production
- + Pedestrian safe walking
- + Maintained landscape
- + Tree planting
- + High levels of biodiversity
- + LED lighting
- + Natural lighting



Bees, apiaries & honey production



Fast car charging (EV)



Tree planting

+Community+

As the logistics industry continues to grow, we're committed to contributing to the communities in which we operate. Our goal is to build meaningful, productive, harmonious and long-lasting relationships with these communities. We work with local schools, universities and our own Academy to give local talent the opportunities they need to thrive. We fund initiatives and charities that will bring about long-term benefits for the local community.

- + Charity bike ride
- + Community Fund
- + Local business partnerships
- + Local supply chain initiatives



Exceptional transport links



Maintained landscape



Nature trail

- + Outdoor amenity area
- + Footpaths and bridleways
- + Nature trail

+Wellbeing+

At GLP, we believe that it is essential to nurture 'wellbeing'. It is fundamental in attracting and retaining the best talent and contributing to provide a great place to work – helping to build a sense of community. All our buildings are WELLness certified, but we go beyond the building. Running routes, country parks, open-air gyms, footpaths and recreation areas all help your team become healthier and happier, leading to improved performance.



Charity bike ride



Guard House

G+Plus

Building Communities & Wellbeing

* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQM 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 3.5 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



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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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For the latest news and onsite progress visit
<https://eu.glp.com/property/magna-park-corby/>



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