

# MAGNAPARK **Corby**

## **MPC3**

A DEVELOPMENT OF  
**587,662 SQ FT**



Available for  
occupation

**NN17 3JG**  
**STRATEGIC  
LOCATION**

**A14 8 MILES**



**STRONG LABOUR POOL**



**GLP** 

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MAGNAPARK Corby

MPC3

MPC 3 is a 587,662 sq ft logistics and distribution unit in Magna Park Corby and is available for occupation.

MPC 3 benefits from market leading specification that brings together innovation, technology, efficiency, sustainability, WELLness and intelligent logistical thinking. Including two 50m wide, secure service yards, clear internal height of 18m and an array of energy saving features. A net-zero build and 100% PV ready. MPC 3 is a development that will exceed the expectations of any end-user occupier.

To Let Now

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

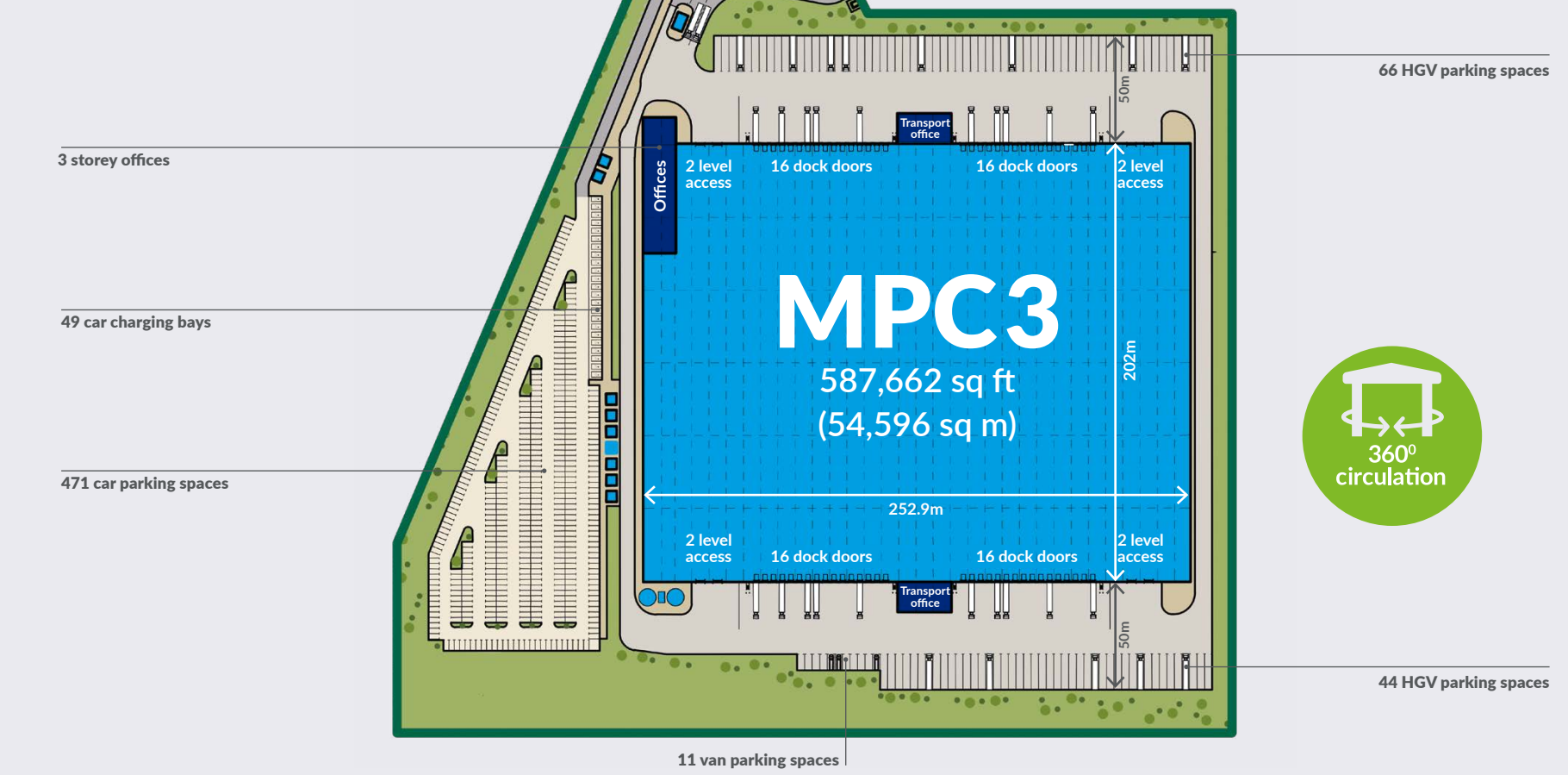
8 level  
access

64 dock  
doors

50m x 2  
yard depth

50 kN  
psm  
Floor  
loading

SITE PLAN



SCHEDULE

Warehouse	Offices (3 storey)	Transport office x2	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
541,898 sq ft 50,344 sq m	30,314 sq ft 2,816 sq m	15,234 sq ft 1,415 sq m	217 sq ft 20 sq m	587,662 sq ft 54,596 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	1,009,052 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	Gatehouse	Total GIA	Car parking	Clear height	Dock doors	Level access
541,898 sq ft 50,344 sq m	30,314 sq ft 2,816 sq m	15,234 sq ft 1,415 sq m	217 sq ft 20 sq m	587,662 sq ft 54,596 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:



**James Atkinson**  
Development Director, GLP

james.atkinson@glp.com  
 +44 (0)7890 564 941

**Alex Eade**  
Development Surveyor, GLP

alex.eade@glp.com  
 +44 (0)7398 195 069

**London office**  
50 New Bond Street  
London W1 1BJ

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

**Adrienne Howells**  
Senior Development Director, GLP

adrienne.howells@glp.com  
 +44 (0)7908 901 375



**Andy Hall**

andy.hall@m1agency.co.uk  
 +44 (0)7824 525 821

**James Keeton**

james.keeton@m1agency.co.uk  
 +44 (0)7812 250 857



**Toby Green**

tgreen@savills.com  
 +44 (0)20 7409 9903

**John Madocks-Wright**

jmwright@savills.com  
 +44 (0)20 7409 8151



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Corby, UK



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