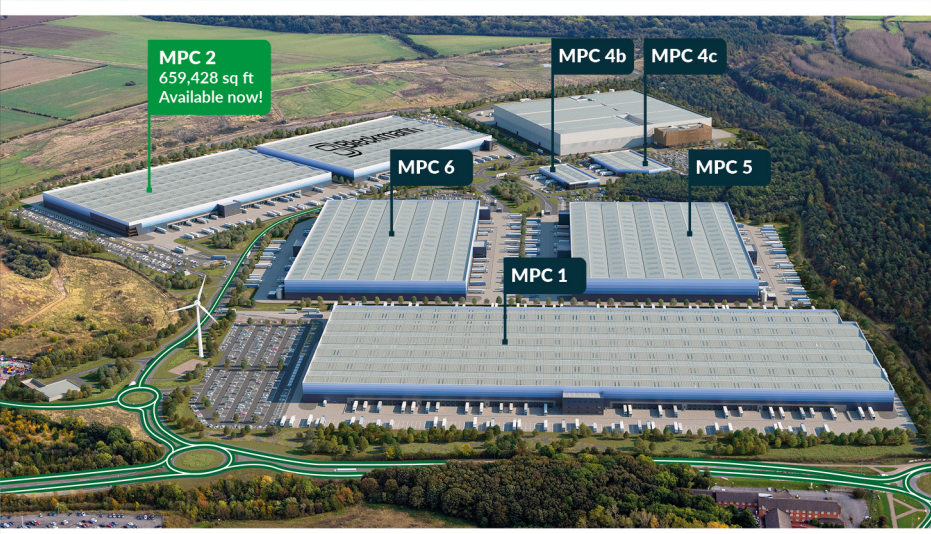


MAGNA PARK



Corby

Availability guide
Q3 2025

Magna Park Corby offers prime logistics space with build-to-suit options of up to 1 million sq ft in a single building and 659,428 sq ft available now at MPC 2.

Our cutting-edge, sustainable facilities are strategically located for optimal connectivity, providing access to a thriving workforce and a superior working environment.



Setting new standards in logistics

Magna Park Corby is a major new development, rapidly establishing itself as a state-of-the-art logistics campus and national supply chain hub. We're setting new benchmarks for sustainable distribution, having already attracted two major companies, including Nike for their European distribution hub.

This commitment to excellence is reflected throughout our facilities, where we offer up to 2.2 million sq ft of build-to-suit opportunities and 659,428 sq ft available now at MPC 2.

Unbeatable strategic location

Strategically located at the heart of the UK's supply chain, Magna Park Corby offers unparalleled connectivity. With immediate access to the A43 and A14, a major route for national and international traffic, your operations will be seamlessly linked.

Prime location with air, rail and sea links

This prime location, combined with proximity to major airports (including East Midlands Airport's freight hub) and various rail links to the UK's ports, ensures optimal national and international distribution for your goods.

Cutting-edge & sustainable design

Our cutting-edge facilities are designed with sustainability at their core, featuring ultra-modern designs, natural materials, and enhanced amenities that directly reflect GLP's unwavering commitment to ESG.

Nike's impressive 1.3 million sq ft UK logistics campus is a prime example: a BREEAM 'Outstanding' target, Net Zero Carbon in Construction, and a design focused on employee wellness with extensive natural landscapes, multi-use game areas and recreation spaces — all crafted to meet the most demanding modern logistics and distribution needs.

Thriving workforce & enhanced amenities

Beyond the exceptional facilities and connectivity, Magna Park Corby provides access to a motivated and competitive workforce. You'll benefit from a young, talent pool and a competitive wage environment.

Furthermore, Magna Park Corby is committed to creating a pleasant, healthy, and safe workplace, offering a range of amenities designed to enhance well-being and productivity. These include beautifully landscaped green spaces with paths and nature trails, outdoor seating, secure parking, and high levels of biodiversity, truly making it the premier destination for your business.

MPC 2
659,428 sq ft
Available now!



Nike at Magna Park Corby (CGI)



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.

Beyond exceptional warehouse facilities, Magna Parks offer a range of amenities designed to enhance your working environment. Enjoy convenient liftshare schemes, robust security measures, and beautifully landscaped green spaces with paths and nature trails.

We believe that a well-rounded work environment fosters productivity and well-being, which sets Magna Parks apart as a premier destination for businesses.



INDICATIVE BUILD-TO-SUIT
DEVELOPMENT OPPORTUNITIES

Unit	Total GIA	
MPC1	1,003,799 sq ft	93,256 sq m
MPC4b	41,175 sq ft	3,825 sq m
MPC4c	70,682 sq ft	6,567 sq m
MPC5	575,858 sq ft	53,499 sq m
MPC6	590,497 sq ft	54,859 sq m
Total	2,282,011 sq ft	212,006 sq m

AVAILABLE NOW

Unit	Total GIA	
MPC2	659,428 sq ft	61,263 sq m



We know what makes the difference

Transport + Managing Assets + Workplace + Community + Wellbeing

We believe that working in an environment with such great amenities makes the difference. Our parks are designed to promote the health and wellbeing of our customers and the wider community, which is why we say, 'We're more than a logistics park'.

G-Plus highlights*



Staff and building security



Fast car charging (EV)



Nature trail



Exceptional transport links



Bees, apiaries & honey production



Environmental performance



Modern boardroom space



Maintained landscape



Public transport



Tree planting



Natural lighting



Pedestrian safe walking



Maintained private roads



Parking spaces



Renewable energy



Bike shelters



Smart metering



High levels of biodiversity



Footpaths & bridleways



Efficient operating conditions



Safe working environments



Property helpline



Well maintained buildings



Attractive work environment

G+Plus

Building Communities & Wellbeing

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

Reasons to be at Magna Park Corby

Strategically situated 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 (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.





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

Labour highlights



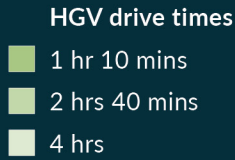
Weekly pay 8% below average



27.6% of not economically active are seeking work



Strong local labour pool



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



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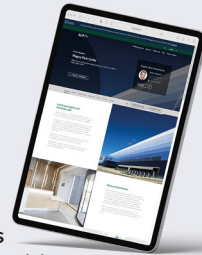
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For the latest news
and onsite progress visit

<https://eu.glp.com/property/magna-park-corby/>



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