Marq LOGISTICS™

Magna Park Corby

United Kingdom

Build-to-suit
opportunities

Available
up to 1 million sq ft

Up to 24 m
clear height

Excellent
BREEAM certification



Space to move

Build-to-suit opportunities, up to 1 million sq ft in a single building

The park is developed and managed by Marq Logistics – a global operator with local teams.

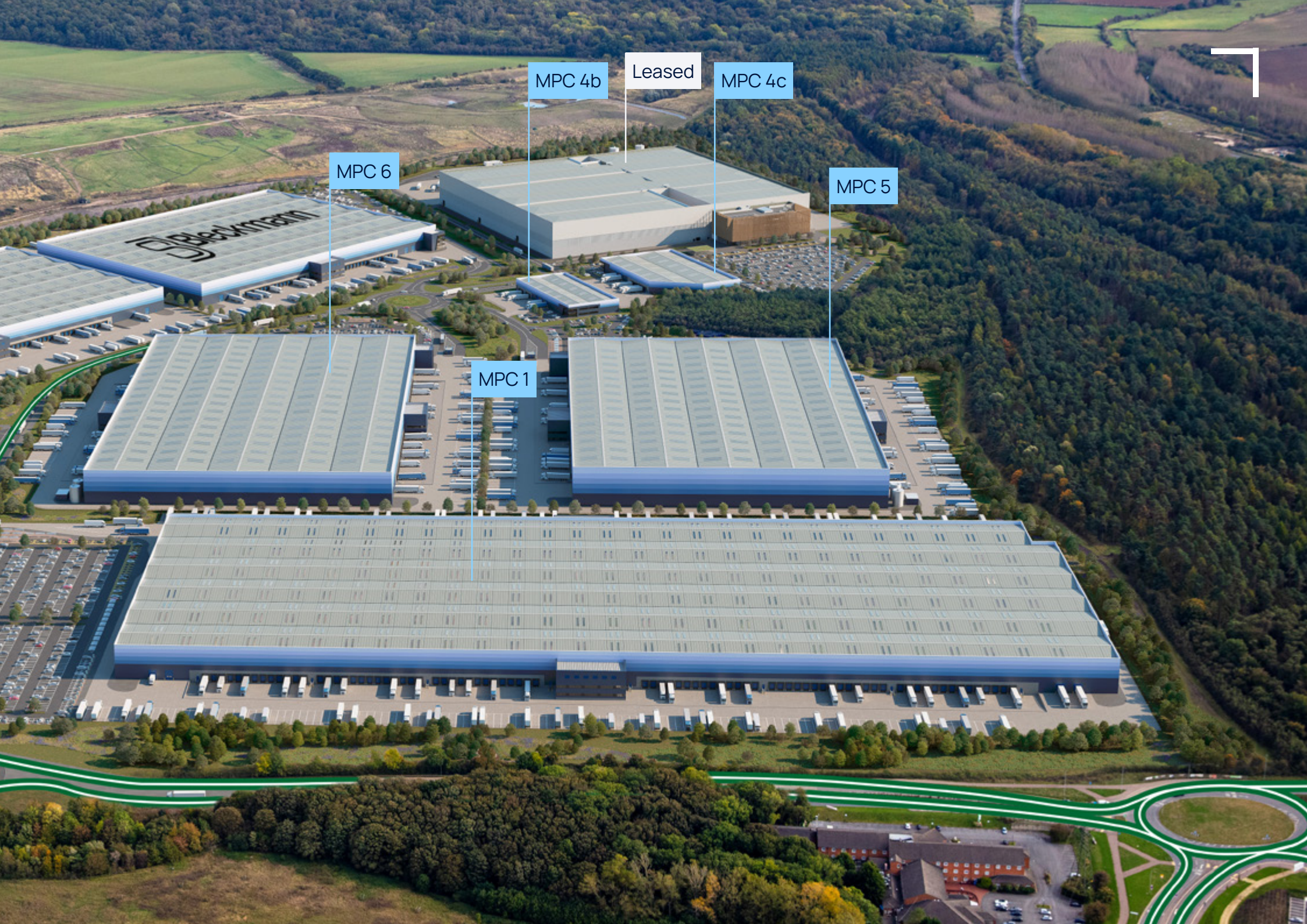
Strategic scale
Marq Logistics offers 2.2 million sq ft of XL logistics space with build-to-suit opportunities of up to 1 million sq ft in a single building.

National reach, global connections
Eight miles from the A14, Marq Logistics Magna Park Corby connects directly to Felixstowe and the east coast ports, and combines with the M6, M1 and the wider arterial network for national distribution.

Build-to-suit
With three buildings already completed and occupied, the remaining plots offer the opportunity to develop a bespoke facility designed around your required racking, automation and dock ratio.

Somewhere people want to work
Low-density by design, with landscaped green space, footpaths and a nature trail running through the park.




MPC 4b
Leased
MPC 4c
MPC 6
MPC 5
MPC 1

Marq Logistics Magna Park Corby

75% of Britain, four hours away

Population

ca. 30 mins	ca. 500,000 people
ca. 60 mins	ca. 4,000,000 people
ca. 90 mins	ca. 14,000,000 people
ca. 120 mins	ca. 32,000,000 people

Ports

Immingham	104 miles
London Gateway	106 miles
Felixstowe	111 miles
Portsmouth	145 miles
Dover	164 miles

Airports

East Midlands Airport	46 miles
Birmingham Airport	53 miles
Luton Airport	58 miles
Stansted Airport	70 miles

Rail Freight

Daventry International	31 miles
East Midlands Gateway	47 miles
Manchester International	119 miles




Marq Logistics Magna Park Corby
Manchester
Sheffield
Doncaster
Grimsby
Lincoln
Nottingham
Leicester
East Midlands
Corby
Coventry
Birmingham
Northampton
Bedford
Milton Keynes
Luton
Stansted
Huntingdon
Cambridge
Norwich
Great Yarmouth
Ipswich
Felixstowe
Harwich
Oxford
Swindon
Reading
LONDON
Heathrow
London Gateway
M1
M6
M18
M5
M40
M11
M25
M4
A1 (M)
A14
120 min.
60 min.
30 min.

Room to recruit

More people looking for work, at wages below the national average

A location is only as strong as the workforce that powers it. Large operations are constrained more often by who they can hire than by what they can build.

A workforce already in place
77.6% of the working-age population is economically active. With 0.77 jobs per head of working-age population against a national average of 0.85.

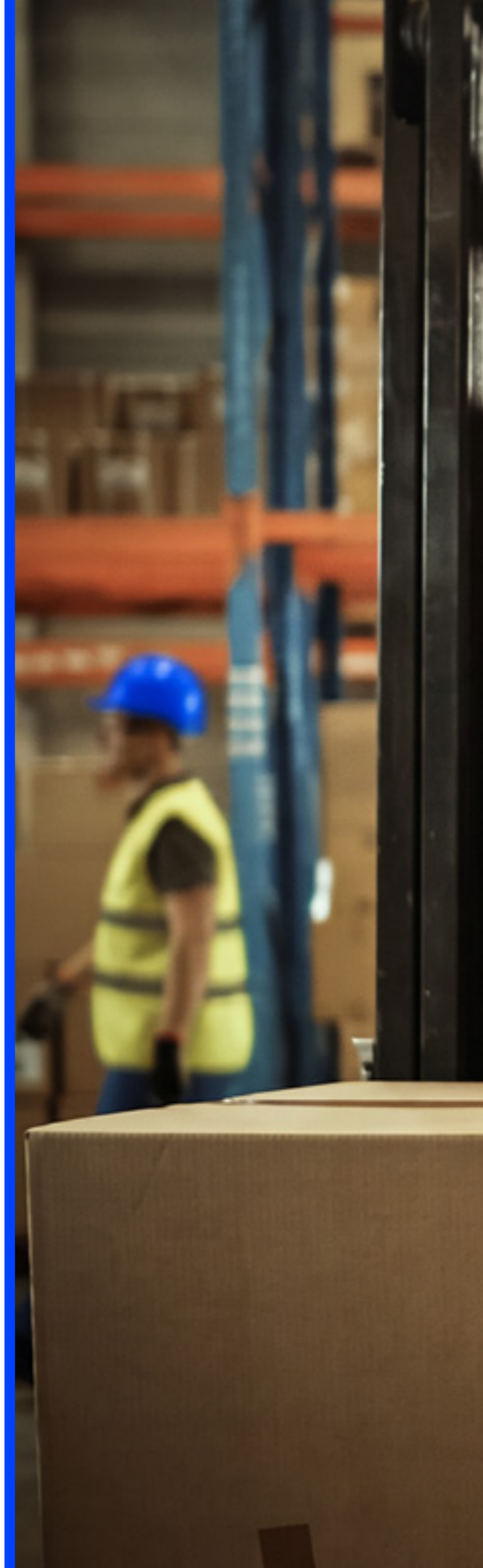
More people looking for work
Of those currently outside the workforce, 27.6% want a job, against a national average of 18.1%. Proportionally, around half as many again as the country as a whole.

A lower cost base
Average weekly pay runs 8% below the national average – a difference that compounds across a large workforce.

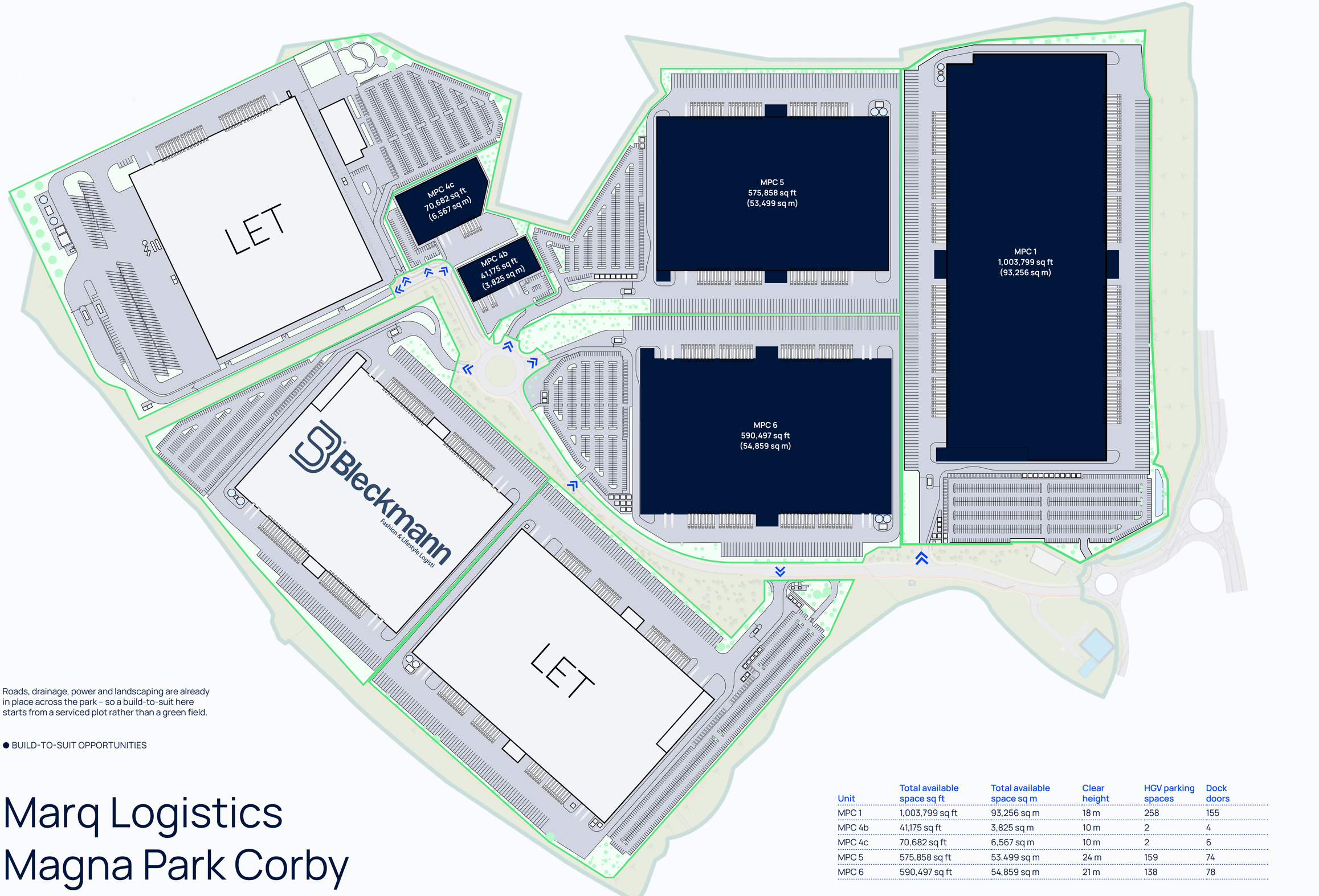
A younger profile
North Northamptonshire skews younger than the wider East Midlands, and younger again than the UK, with 18-24 year-olds over-represented.

- 27.6% of economically inactive residents are seeking work – 18.1% nationally
- 0.77 jobs per working-age resident – national average 0.85
- 77.6% of working-age residents economically active
- 8% below national average weekly pay
- 18-24s over-represented against the East Midlands and the UK

More than a quarter of people outside the workforce here are actively looking for a job




FRABILE



Roads, drainage, power and landscaping are already in place across the park – so a build-to-suit here starts from a serviced plot rather than a green field.

● BUILD-TO-SUIT OPPORTUNITIES

Marq Logistics
Magna Park Corby

Unit	Total available space sq ft	Total available space sq m	Clear height	HGV parking spaces	Dock doors
MPC 1	1,003,799 sq ft	93,256 sq m	18 m	258	155
MPC 4b	41,175 sq ft	3,825 sq m	10 m	2	4
MPC 4c	70,682 sq ft	6,567 sq m	10 m	2	6
MPC 5	575,858 sq ft	53,499 sq m	24 m	159	74
MPC 6	590,497 sq ft	54,859 sq m	21 m	138	78

The yard

Space to move

Each unit benefits from dock and level-access loading doors and dedicated HGV parking. These are aligned to the unit size and can be adjusted on build-to-suit requirements tailored to unique end-user requirements.

Secure access
Controlled entry via a dedicated gatehouse with a fully fenced and gated perimeter.

Room to manoeuvre
Unit yard depths allow HGVs to turn and dock efficiently and effectively within their self contained sites removing any need for stacking congestion on public highways.

Barrier protection
Barrier systems throughout the yard help prevent damage and minimise the risk of accidents.

Flexible operation
Level-access doors allow movement between warehouse and yard for all vehicle types, including forklift trucks.







The warehouse

Space to work

Large vision panels
Dock doors have large double-glazed vision panels, allowing operators to check for a docked vehicle before opening.

Optimising natural light
Translucent rooflights illuminate the warehouse during daylight hours, reducing the operational need for artificial lighting and its running costs.

Power to match the operation
Power supply specified around your requirement, supporting automation and MHE charging.

Capacity by design
Clear heights and unit configurations are set at design stage so the end user can project pallet storage capacity.







The office

Space to think

Designed with wellness in mind, Marq Logistics recognises the office as a place for people and the role building design plays in supporting health and productivity. The workspace maximises air quality, natural light, acoustic comfort and natural materials – while retaining flexibility for straightforward customer fit-out.

Modern reception
A contemporary, spacious and welcoming arrival space, flooded with natural light.

Open-plan kitchen
A connected kitchen and break-out area supports a social and collaborative working environment.

Material benefits
Contemporary panoramic windows and suspended ceiling tiles that are 100% recyclable, with a range of performance benefits including sound absorption and light reflection.

Climate control
The office benefits from an energy-efficient heating and cooling system, maintaining a comfortable working environment year-round.

Accessible
A passenger lift and step-free access throughout ensure the office is welcoming and fully accessible to everyone.







Designed

with wellbeing in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.

- Cycle parking spaces
- EV charging point
- PV ready
- Green energy
- Planet Mark
- Biodiversity
- Rainwater harvesting
- CO_2 Low carbon
- Smart meter
- LED lighting
- Excellent air tightness
- Tree planting







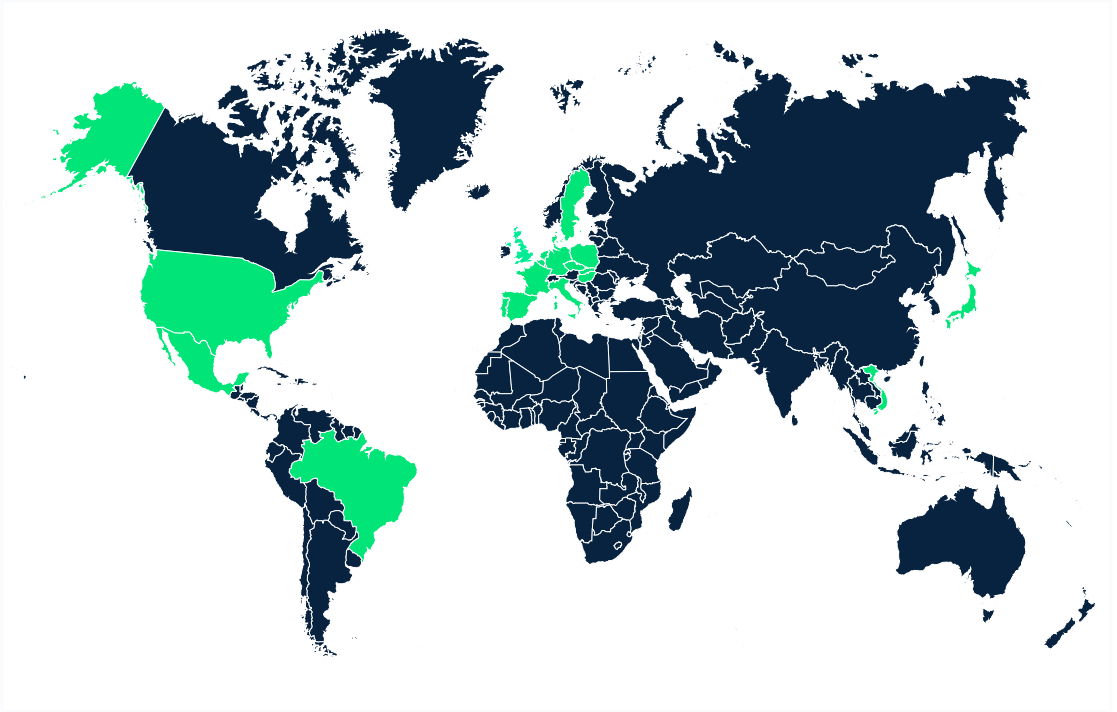


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totalling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq Logistics' highly specialised and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq Logistics and view our current properties at www.marqlogistics.com



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

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