



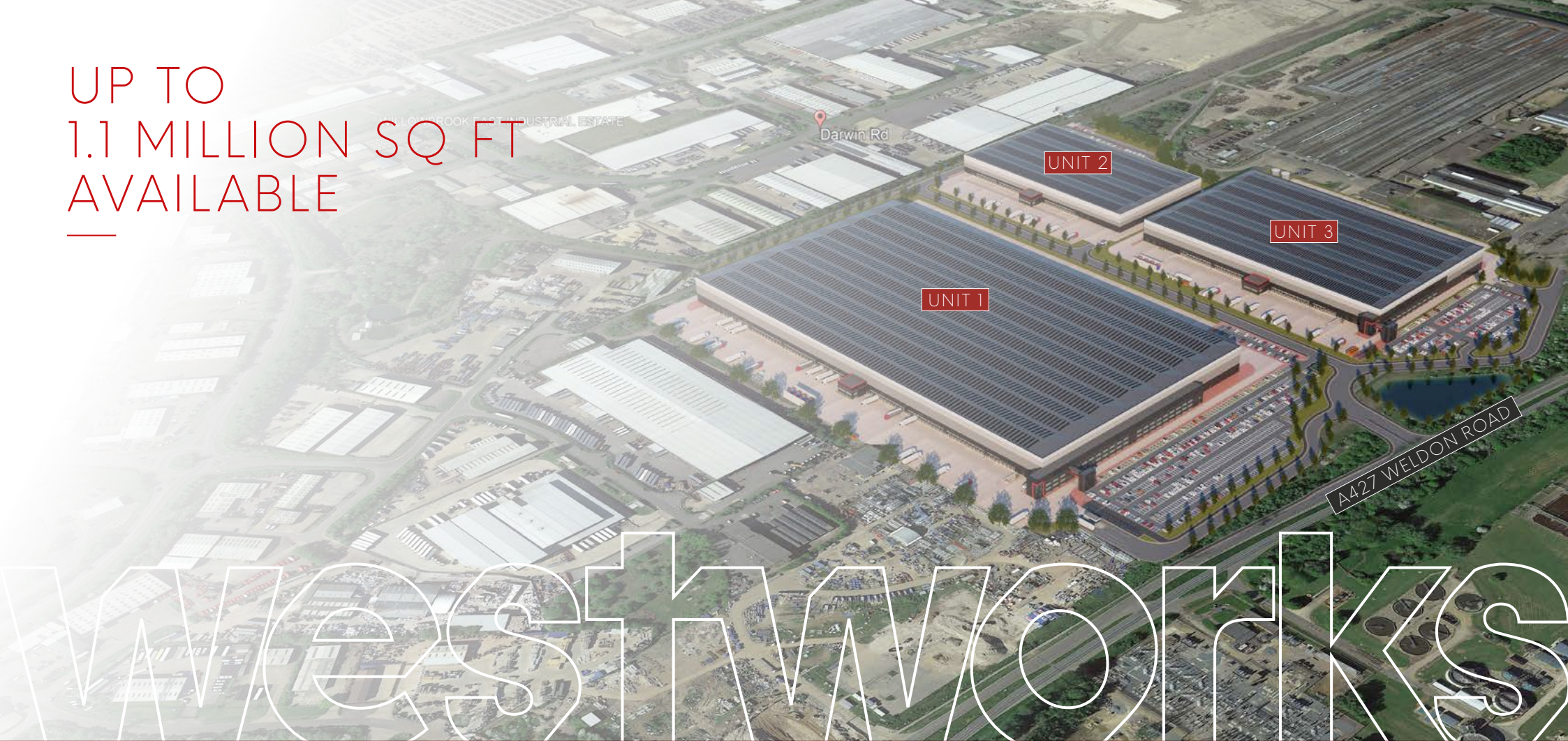
Weldon Road
Corby
NN17 5UA

westworks-corby.com

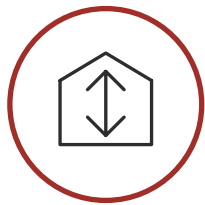
DESIGN AND BUILD UNITS RANGING FROM **100,000 SQ FT** TO **1.1 MILLION SQ FT**
FREEHOLD and **LEASEHOLD**
AVAILABLE FOR OCCUPATION **Q1 2025**

westworks

UP TO
1.1 MILLION SQ FT
AVAILABLE



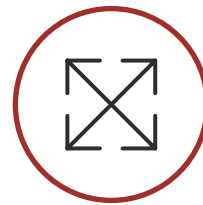
Design and build units available from 100,000 sq ft to 1.1 million sq ft



Height to haunch from 28m (Unit 1) to 21m (Units 2 & 3)



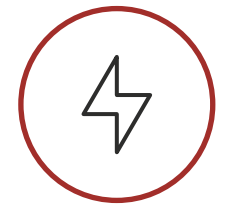
Infrastructure commencing Q3 2023 with buildings available for occupation Q1 2025



50m deep yards



13,000 logistics workers within a 30 minute drive time



10MVA onsite from day one, supporting tomorrow's occupier

BEST IN CLASS

West Works offers occupiers with design and build solutions ranging from 100,000 sq ft up to 1.1 million sq ft available for occupation from Q1 2025

SCHEDULE OF AREAS

Unit 1	Sq Ft (GIA)
Warehouse	1,039,181
Two Storey Office	43,000
Pod Office X 2	10,000
Gatehouse	323
Total	1,092,504

Unit 1 Specification

Loading Docks (inc. 22 Eurodocks)	152
Level Access Doors	8
HGV Parking	285
Car Parking	852
EV Car Parking	67
Cycle Spaces	140

Unit 2	Sq Ft (GIA)
Warehouse	269,000
Two Storey Office	16,000
Pod Office	5,000
Gatehouse	323
Total	290,323

Unit 2 Specification

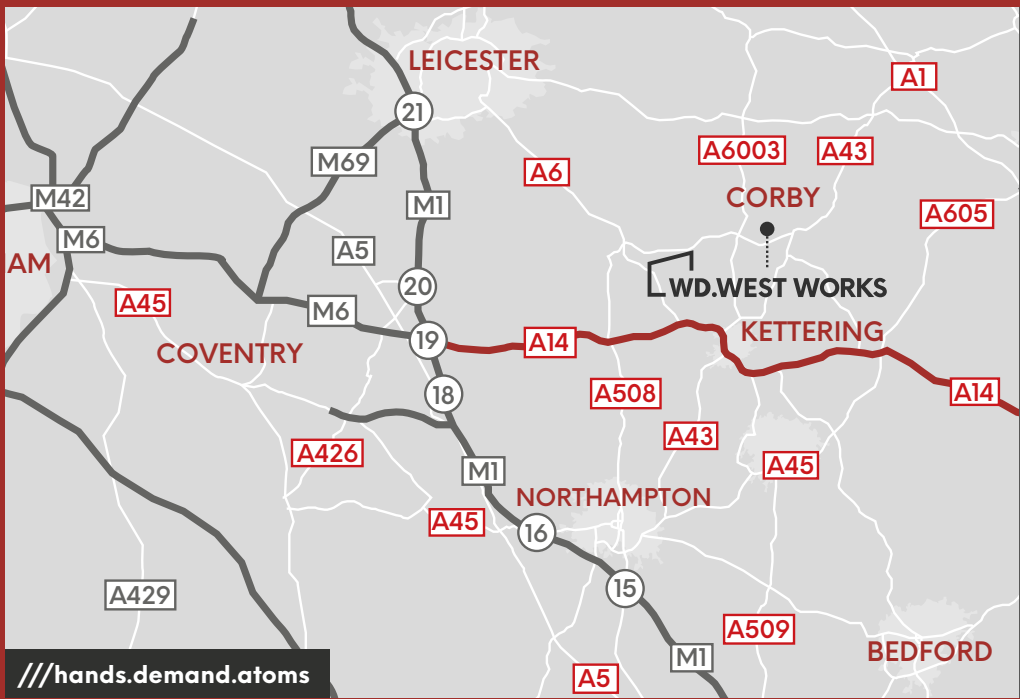
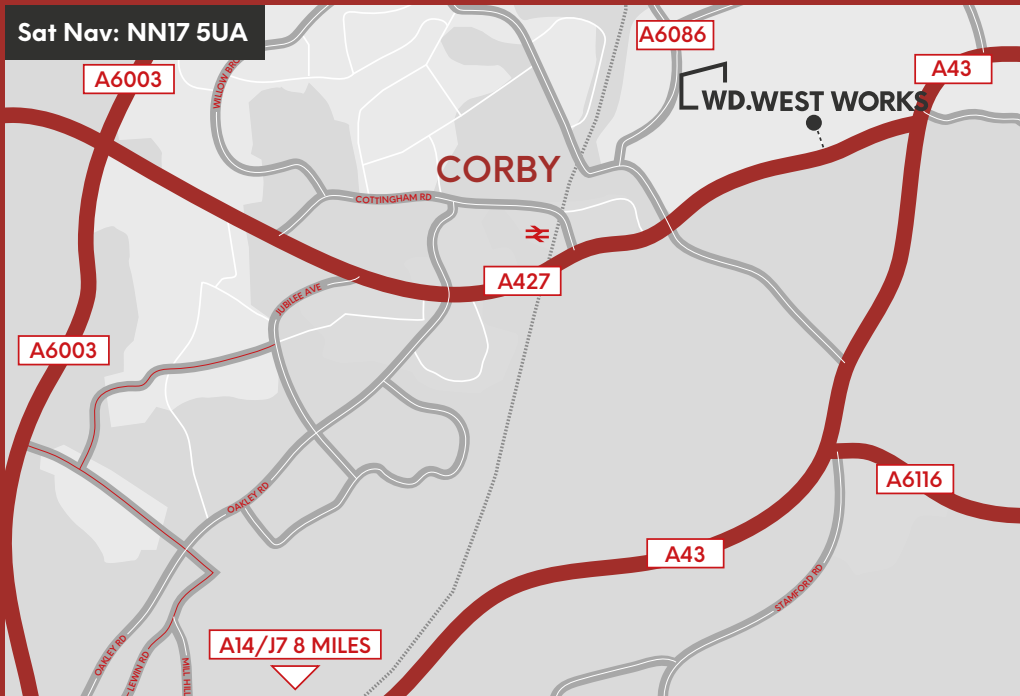
Loading Docks (inc. 6 Eurodocks)	28
Level Access Doors	3
HGV Parking	63
Car Parking	220
EV Car Parking	21
Cycle Spaces	100



Unit 3	Sq Ft (GIA)
Warehouse	456,200
Two Storey Office	25,800
Pod Office X 2	10,000
Gatehouse	323
Total	492,323


Unit 3 Specification


Loading Docks (inc. 10 Eurodocks)	70
Level Access Doors	8
HGV Parking	128
Car Parking	380
EV Car Parking	38
Cycle Spaces	120





UNRIVALLED CONNECTIVITY


A14 J7	8 miles
Northampton	25 miles
M1 J19	26 miles
A1(M) J14	29 miles
Birmingham	61 miles
London	90 miles
Leeds	119 miles
Manchester	144 miles

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The site is located 8 miles (13 mins) from the A14, offering quick access to the M1, M6, M11 and the A1 (M).
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75% of the UK population can be reached in a 4 hour HGV drive time.
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DIRFT – access to the West Coast Mainline is just 31 miles away.
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Freeport East, located at Felixstowe is one of eight new freeports in England and conveniently accessed via the A14
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East Midlands Freeport is 46 miles away and home to UPS's largest UK air gateway and its second largest air operation in Europe. UPS operates six daily freighter flights from the airport utilising B767 capacity.



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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. June 2024. Design by **CORMACK** - cormackadvertising.com

///hands.demand.atoms