EVO 169
CORBY

Hunters Road NN17 5JX
Corby | **Northamptonshire**

CORBY

To Let

169,127 sq ft (15,713 sq m)
Warehouse/Industrial

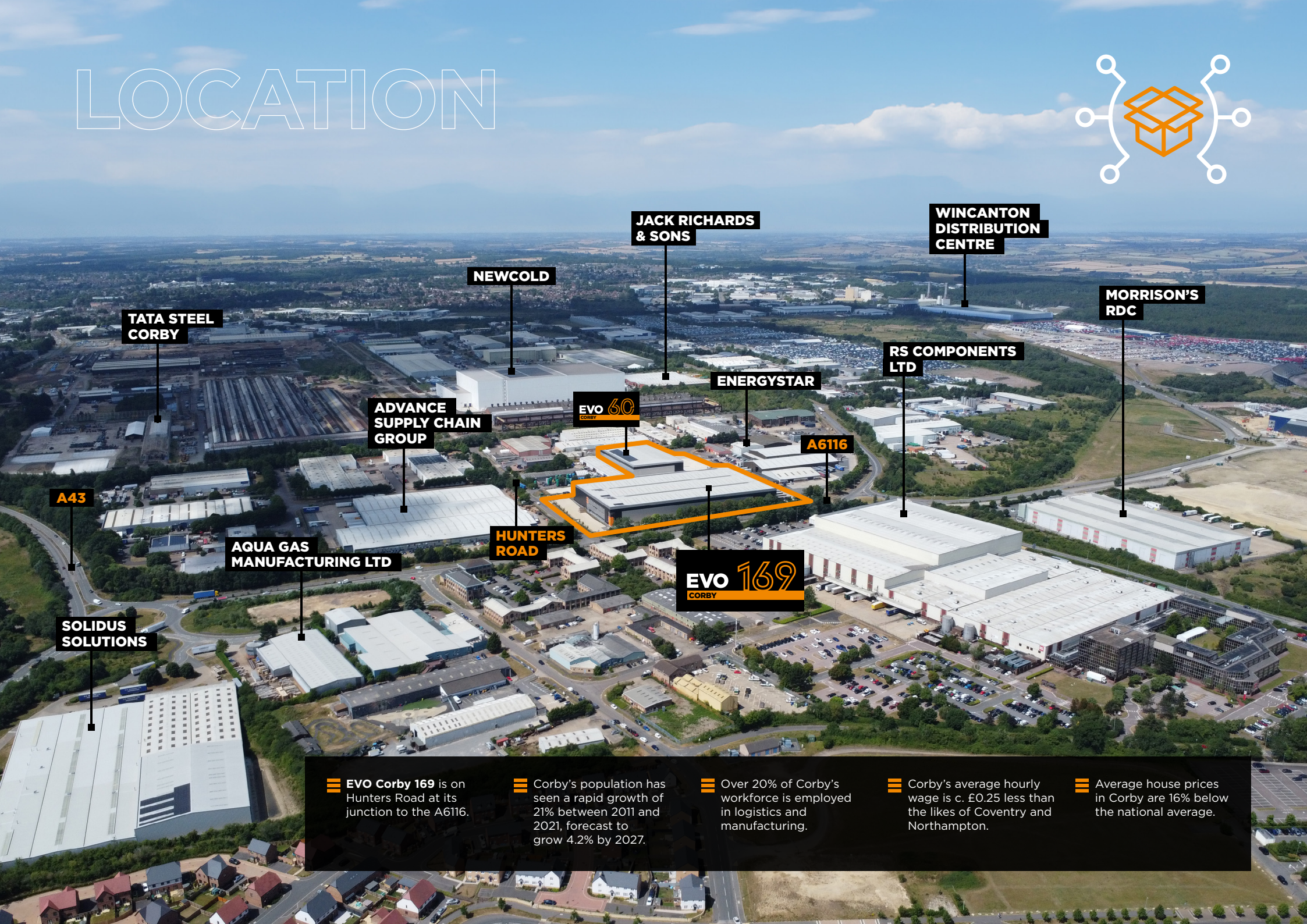


5MVA available

KEY HIGHLIGHTS

- **BEST IN CLASS SUSTAINABLE WAREHOUSING**
- **BREEAM EXCELLENT**
- **EPC A+**
- **Ready for Immediate occupation**

LOCATION



- **EVO Corby 169** is on Hunters Road at its junction to the A6116.
- Corby's population has seen a rapid growth of 21% between 2011 and 2021, forecast to grow 4.2% by 2027.
- Over 20% of Corby's workforce is employed in logistics and manufacturing.
- Corby's average hourly wage is c. £0.25 less than the likes of Coventry and Northampton.
- Average house prices in Corby are 16% below the national average.

ACCOMMODATION

EVO 169	Sq ft	Sq m
Ground Floor Warehouse and Ancillary	156,840	14,571
First Floor Fitted Office	5,853	544
Second Floor Fitted Office	6,242	580
Gatehouse	192	18
TOTAL	**169,127**	**15,713**

All areas are on a GIA sq ft basis.

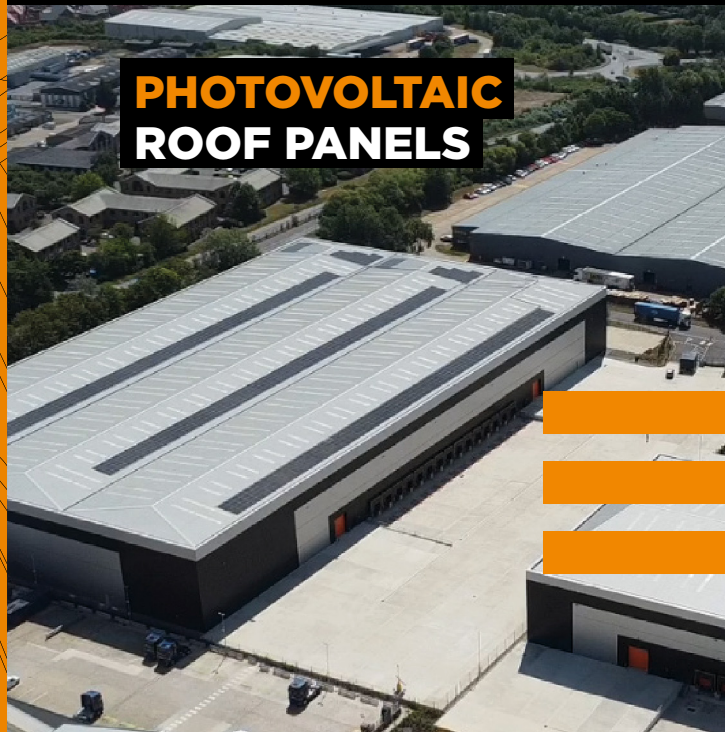


PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

TERMS

Available to lease on terms to be agreed. A sale of the freehold will also be considered.





15m
CLEAR HEIGHT

50kN
PER SQ M
FLOOR LOADING

SPECIFICATION

KEY FEATURES

50M YARD DEPTH

15 DOOR DOCKS

50 HGV SPACES

2 LEVEL ACCESS DOORS

PHOTOVOLTAIC PANELS

POWER 5MVA

GATED AND FENCED DEVELOPMENT



GRADE A FULLY FITTED FIRST AND SECOND FLOOR OFFICES

- RAISED ACCESS FLOORS
- COMFORT COOLING
- HIGH SPEED FIBRE BROADBAND
- LED LIGHTING WITH PIR SENSORS

50 HGV CAPACITY



134 CAR PARKING SPACES







PACKED FULL OF FEATURES!





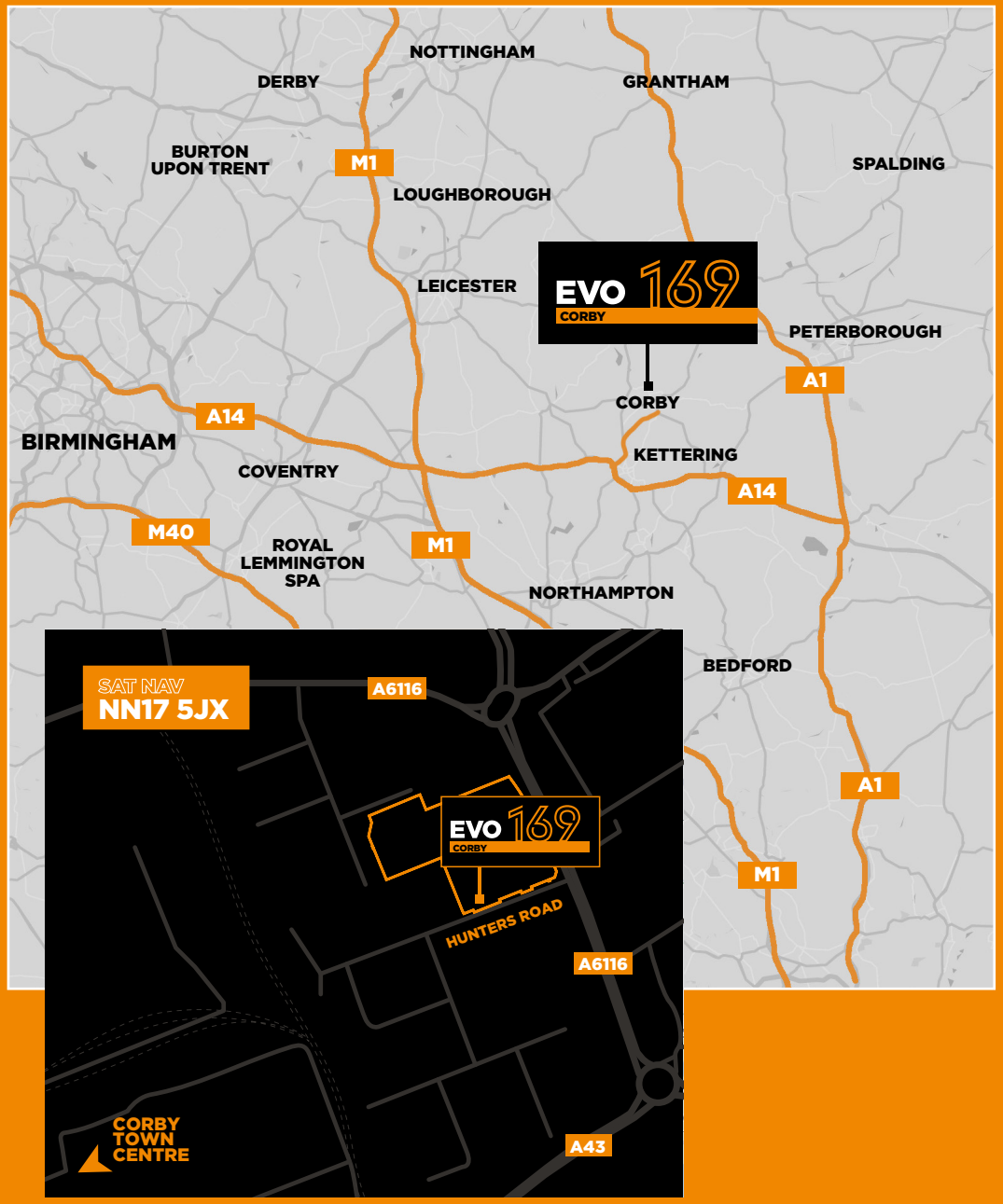
SUSTAINABILITY

We know you want a building with low running costs and a low carbon footprint.

EVO Corby 169 is **BREEAM Excellent** and **Net Zero Carbon** in operation, so will boost your green credentials whilst reducing your environmental impact. We have an **EPC A+ rating** for energy performance, making it our first net zero carbon building in operation. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are ready to fit out and a raised floor makes hardware installation easy.

"LOW CARBON. EFFICIENT. FUTURE-READY."

- **LED LIGHTING WITH PIR SENSORS**
- **RECYCLED MATERIALS**
- **GREEN BREAKOUT AREA**
- **PHOTOVOLTAIC ROOF PANELS**
- **RAINWATER HARVESTING**
- **SECURE CYCLE STORAGE FOR 48 CYCLES**
- **13% WAREHOUSE ROOF LIGHTS**
- **14 EV CHARGING SPACES**



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. 262706/September 2026.

Benson Elliot
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