

# Midlands Logistics Park

NORTHAMPTONSHIRE

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WWW.MLP.CO.UK

Be part of  
the  
**big**  
success  
in the  
**Midlands**

A JOINT VENTURE

mulberry  
■■■ developments



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# Midlands Logistics Park

When Midlands Logistics Park was launched it was one of the biggest logistic opportunities in the UK. Its strategic location on the A14 in Corby, allows access to both the East Coast Ports, and the Midlands/South East markets. This has attracted both Eddie Stobart and B/S/H Home Appliances to the park.

## Midlands Logistics

**Park** can accommodate **765,000 sq ft** (71,071 sq m) of industrial/logistics space on its remaining plots, including a single building of **525,000 sq ft** (48,774 sq m)

Very competitive rents

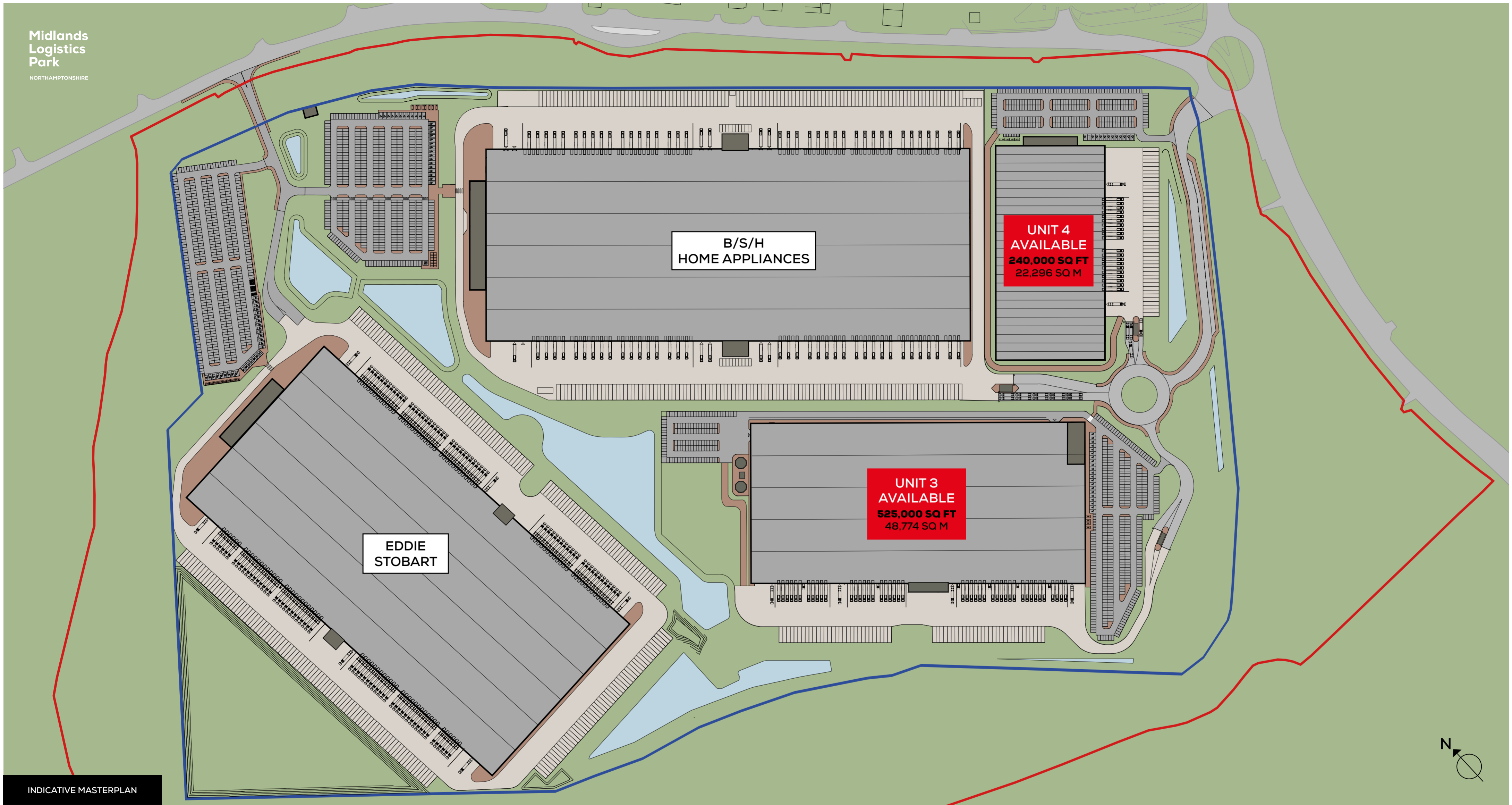


The dualled **A43 Corby link road**, opened in 2014, has transformed access to the A14 from Corby



Corby has a large, suitably **skilled labour force** and pay is very competitive





your chance to be part of the  
**huge**  
success

Midlands Logistics Park is now home to global and transnational businesses.

Midlands Logistics Park's outstanding strategic location, very competitive rents and excellent available labour pool has secured Eddie Stobart and B/S/H Home Appliances.

The opportunity still exists to have a state-of-the-art warehouse built to suit your exact needs at this outstanding scheme. Available plots can support a further 765,000 sq ft of logistics space.



# very high

## spec for very tall buildings

Designed to achieve BREEAM Very Good, the buildings at Midlands Logistics Park are constructed to an exceptionally high quality in line with occupiers specific requirements. This is one of the few options in the region to take advantage of a possible eaves height of up to 30m.

18m to the underside of the haunch anywhere on the site (with bespoke design options of 25m and higher) offer building volumes that can meet a variety of occupier needs.



### Typical warehouse specification

BREEAM Very Good and EPC 'A' rating

Built-up cladding with 25 year guarantee

Triple-skinned roof lights to 15% of floor area

FM2 (special) floor slab: Uniformly distributed loading of 50kN/m<sup>2</sup>

230kWp rooftop photo-voltaic array

LED lighting to external yard areas

Rack loading of 9 tonnes

Hormann / Stertil Level access and dock doors

Reinforced concrete dock walls with dock height of 1200mm / 1300mm to suit

Adjustable dock levellers rated to 6,000kg with rectangular shelters, LED traffic lights and lighting



### Typical office specification

Enhanced cladding and curtain walling to improve natural lighting, with Brise Soleil where appropriate to reduce solar gain

Air conditioning to all office areas

Solar thermal hot water system

Rainwater harvesting

LED office lighting with automatic movement and daylight controls

Energy monitoring system with 'smart meters'

Heavy duty raised-access floor with provision for data cabling

Fire alarm system, with main panel designed for the future connection of a warehouse fire alarm system



CGI



CGI





Corby Branch Line

A6086

A427

SMYTHS TOYS

iFORCE

MAX200

BIBBY DISTRIBUTION  
FOR STAPLES

BRITISH CAR AUCTIONS

A43

Corby Station

B/S/H HOME APPLIANCES  
945,000 sq ft  
(87,793 sq m)

UNIT 4  
240,000 sq ft  
(22,296 sq m)

A6086

iFORCE

EUROHUB

EDDIE STOBART  
844,000 sq ft  
(78,410 sq m)

UNIT 3  
525,000 sq ft  
(48,774 sq m)

WINCANTON

the great  
**strategic**  
opportunity

Midlands Logistics Park is the largest strategic logistics scheme currently being brought forward in the region.

A strategically vital route, the A14 forms part of the TENTEC Trans European Network (part of route E24), which connects to Felixstowe as part of the North Sea - Mediterranean route, one of Europe's most important freight corridors.



A14  
(A1 M1, M6)



# a location with big advantages

## HGV drive times

Destination	Time	Miles	Kilometers
Catthorpe Interchange (A14/M6/M1)	54min	27.7 miles	(44.5km)
Felixstowe	3hr 11min	110 miles	(177.9km)
M25 J23 (London)	2hr 12min	72.9 miles	(117km)
London Gateway	3hr 12min	102 miles	(165km)
Birmingham	1hr 46min	58 miles	(94km)
M60 J3 (Manchester)	4hr 6min	136.4 miles	(219km)
Liverpool	4hr 17min	150 miles	(242km)

Source: ukhaulier.co.uk

## Midlands Logistics Park

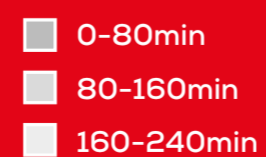
NORTHAMPTONSHIRE

The dualled A43 link road has shortened journey times to the A14, and along the A14 itself significant upgrades have substantially reduced journey times between Midlands Logistics Park and national markets.

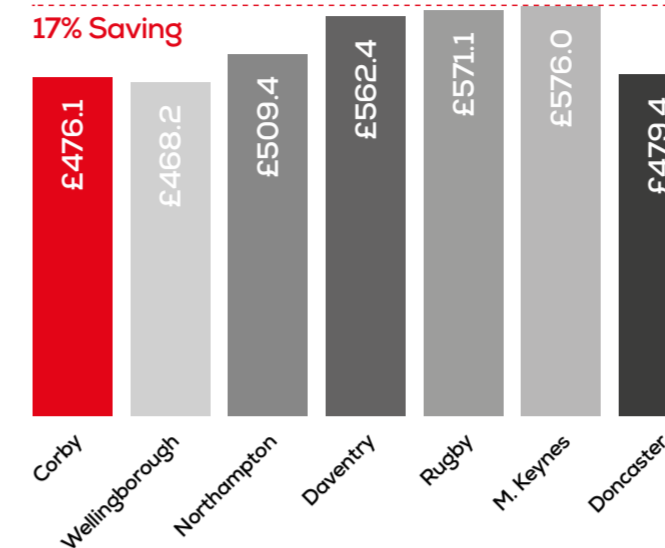
Improvements on the Cambridge to Huntingdon section have significantly enhanced the flow of traffic from the A14 to the M11, offering much quicker access via this route into London.

Access to the M1 south from the A14 is via the A43 and A45. The busiest section of the A43 will have been dualled by 2019, further improving journey times.

A14 · Northamptonshire · NN18 8ET

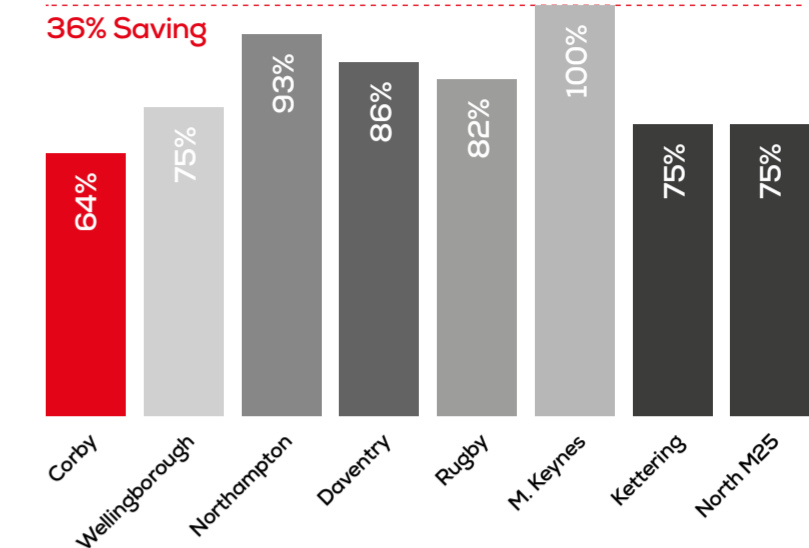


## Gross weekly pay (full time workers by pace of residence)



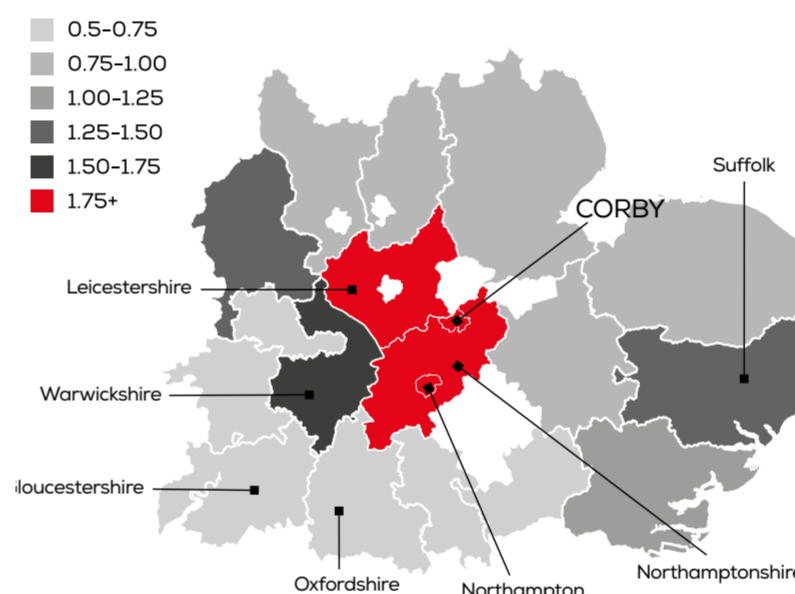
Source: Nomis Official Labour Market Stats

## Rent per sq ft for new industrial space



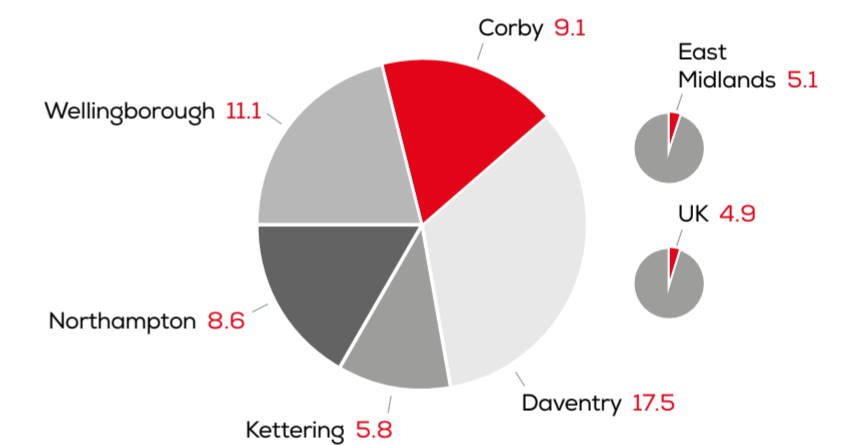
Source: CoStar  
Note: Values shown are achieved values rather than asking values

## Concentration of employment in the transport and storage sectors



Source: Oxford Economics

## Employment in transportation and storage (% of total) in Northamptonshire



Source: ONS

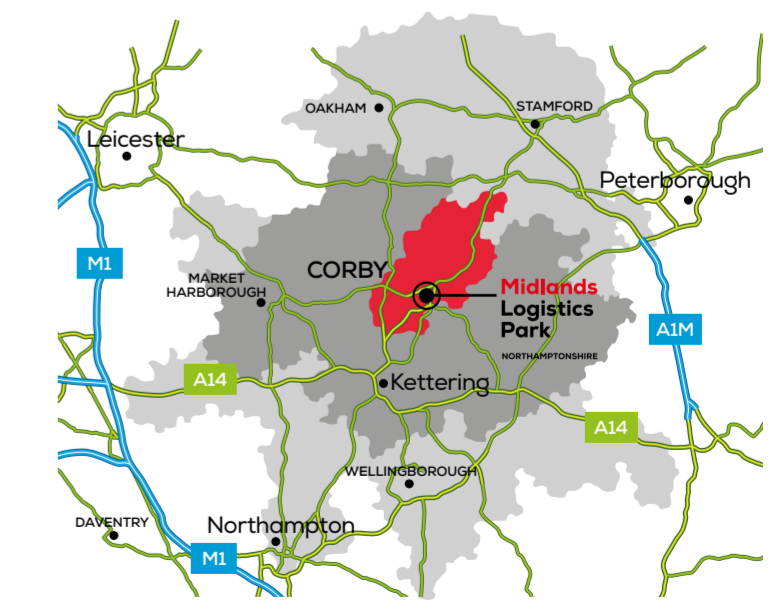
Corby's workforce includes one of the largest pools of logistics and warehousing staff in the county, evidenced by the success of a significant number of major distribution operations based in and around the town.

The town continues to grow as its economy goes from strength to strength. Corby's population grew by 14.5% between 2001 and 2011 – double the regional average. And this growth is set to continue, with North Northamptonshire setting a strategic house building target of 33,851 by 2021 to meet expected demand.

Analysis of the 30 minute drive time catchment around MLP shows over 13,000 logistics workers and over 14,000 unemployed. So recruiting 500 warehouse workers would represent less than 4% of locally available logistics workers and unemployed.

Such is the importance of logistics to the area that Northampton and Tresham Colleges offer Warehousing and Distribution apprenticeships, and Northampton College has a specialist academy to train the next generation of workers in the industry.

## Drive to work times for Midlands Logistics Park



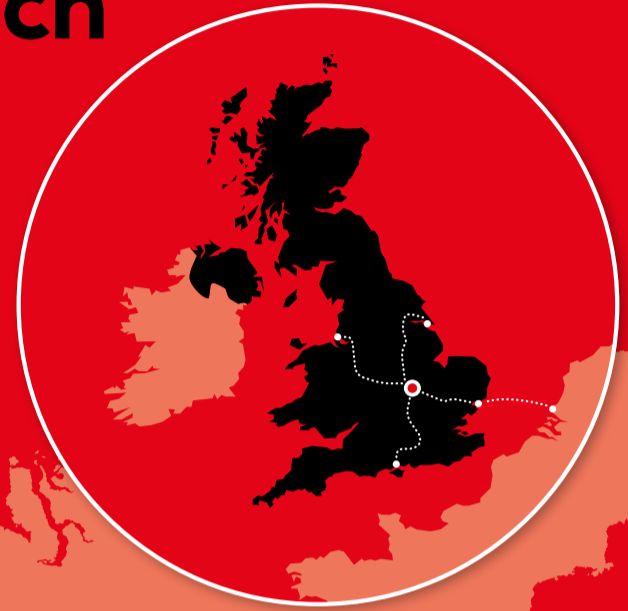
Source: Mercator GeoSystems

# Midlands Logistics Park

NORTHAMPTONSHIRE  
LARGEST OPPORTUNITY ON THE A14

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# national coverage, global reach



A JOINT VENTURE



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