

Midlands
Logistics
Park

NORTHAMPTONSHIRE

satnav NN18 8ET
WWW.MLP.CO.UK

An exceptional

245,
000
sq ft

build to suit opportunity

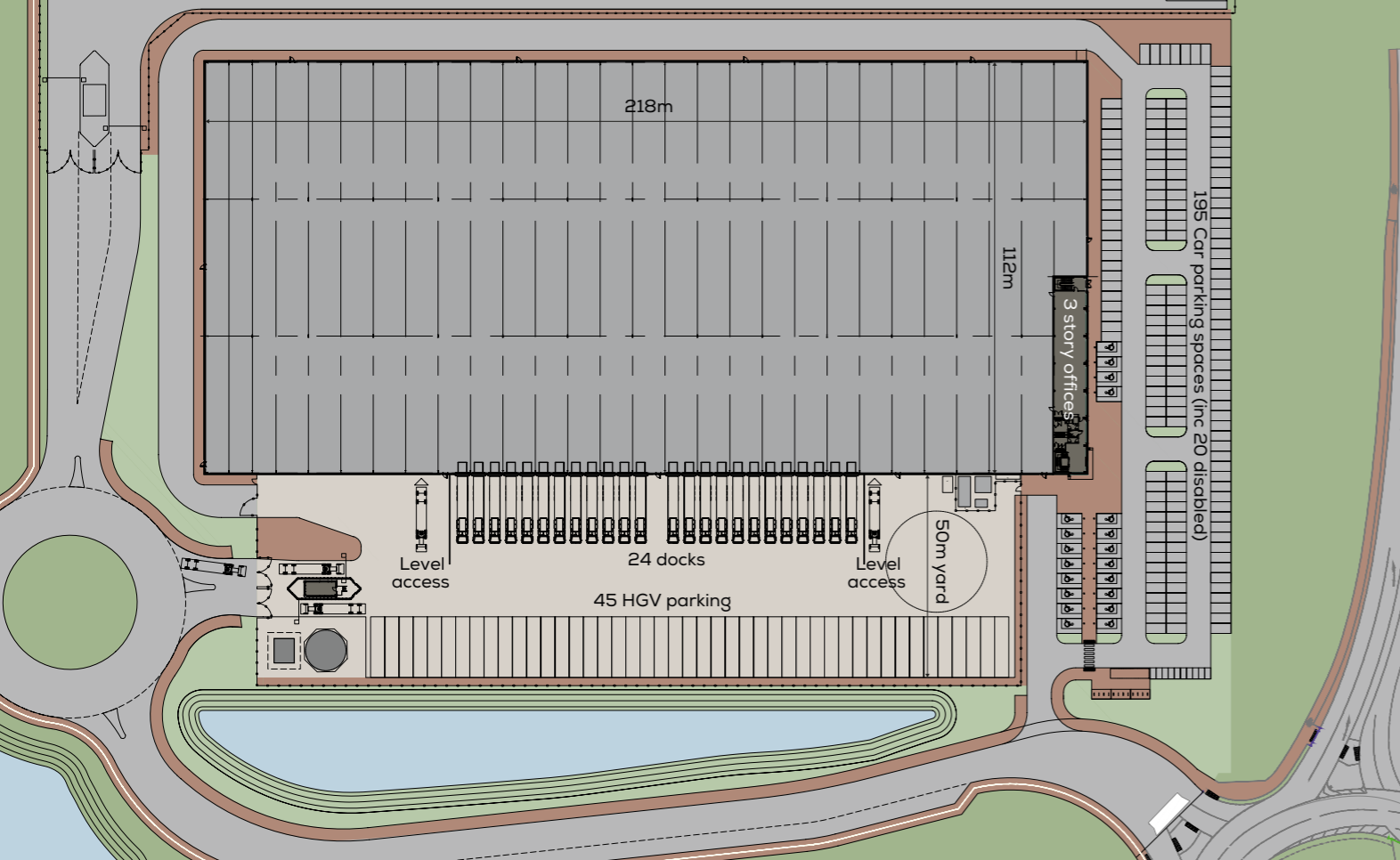
A JOINT VENTURE



MULBERRY
DEVELOPMENTS



FROGMORE
PROPERTY. PROPERLY.™



UNIT 4 AVAILABLE
245,000 sq ft
 (22,761 sq m)

Unit 4

245,000 sq ft
build to suit opportunity

Unit 4 offers you the chance to join global and transnational businesses at Midlands Logistics Park.

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

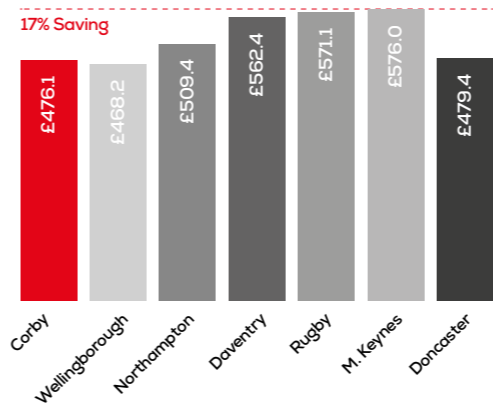
Unit 4 is your opportunity to have a state-of-the-art, 245,000 sq ft warehouse built to suit your exact needs at this outstanding scheme.

Corby's workforce includes one of the largest pools of logistics and warehousing staff in the county.

Over 13,000 logistics workers and over 14,000 unemployed live within a 30 minute drive time of MLP. So recruiting 500 warehouse workers would represent less than 4% of locally available logistics workers and unemployed.

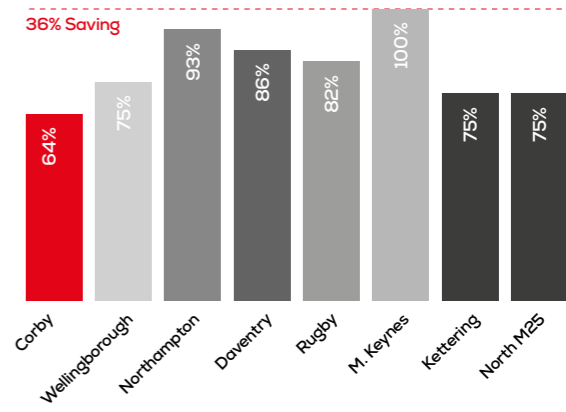
Such is the importance of logistics to the area that Northampton and Tresham Colleges offer Warehousing and Distribution apprenticeships, and Northampton College has a specialist academy to train logistics workers.

Gross weekly pay (full time workers by place of residence)



Source: Nomis Official Labour Market Stats

Rent per sq ft for new industrial space



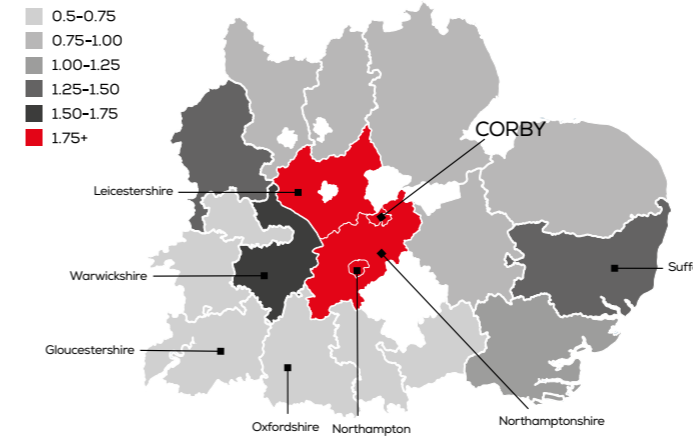
Source: CoStar
 Note: Values shown are achieved values rather than asking values

Typical warehouse specification

BREEAM Very Good and EPC 'A' rating	LED lighting to external yard areas
Built-up cladding with 25 year guarantee	Rack loading of 9 tonnes
Triple-skinned roof lights to 15% of floor area	Hormann / Steril Level access and dock doors
FM2 (special) floor slab: Uniformly distributed loading of 50kN/m2	Reinforced concrete dock walls with dock height of 1200mm / 1300mm to suit
230kWp rooftop photo-voltaic array	Adjustable dock levellers rated to 6,000kg with rectangular shelters, LED traffic lights and lighting

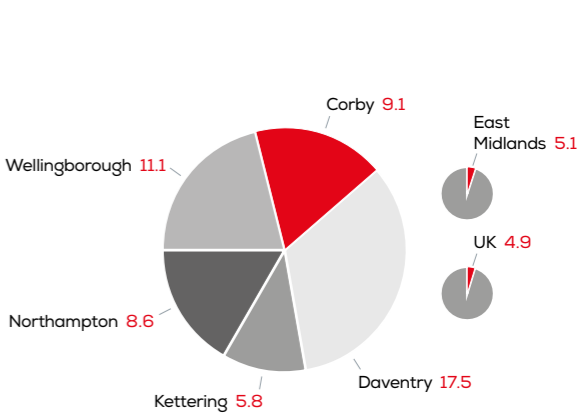


Concentration of employment in the transport and storage sectors



Source: Oxford Economics

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



Source: ONS

Midlands Logistics Park

NORTHAMPTONSHIRE

HGV drive times

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

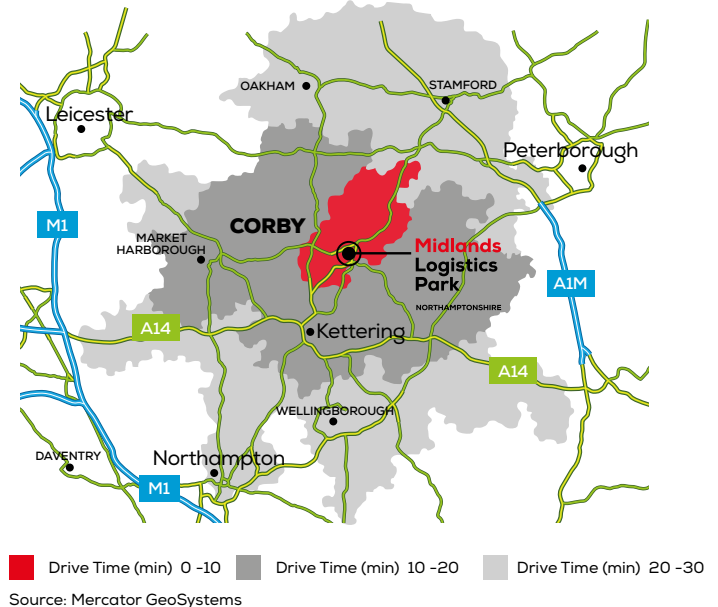


The dualled A43 connects MLP to the A14, along which significant upgrades have reduced journey times between Midlands Logistics Park and national markets.

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 is fully dualled between MLP and the A14, further improving journey times.

Drive to work times for Midlands Logistics Park



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