

**To Let**  
**Saxon 58**

**58,696 sq ft (5,453 sq m)**  
**warehouse and logistic unit**  
**Available from Q1 2024**

**SAXON**  
**PARK**

Great Folds Road, Oakley Hay, Corby, NN18 9ET



**Saxon 58** offers 58,696 sq ft (5,453sq m) of extensively refurbished warehouse and logistics accommodation in the heart of the Golden Triangle with excellent access to the UK via the A14 to the M1/M6 and A1/M11 motorways.



# Accommodation

**58,696 sq ft (5453 sq m) warehouse accommodation available from Q1 2024**

Existing facility which has been fully refurbished to include, new cladding, 3x dock level loading doors, 3 level access doors and LED lighting throughout.

## Planning Use

Use Class B2 (General Industrial) & B8 (Storage or distribution)

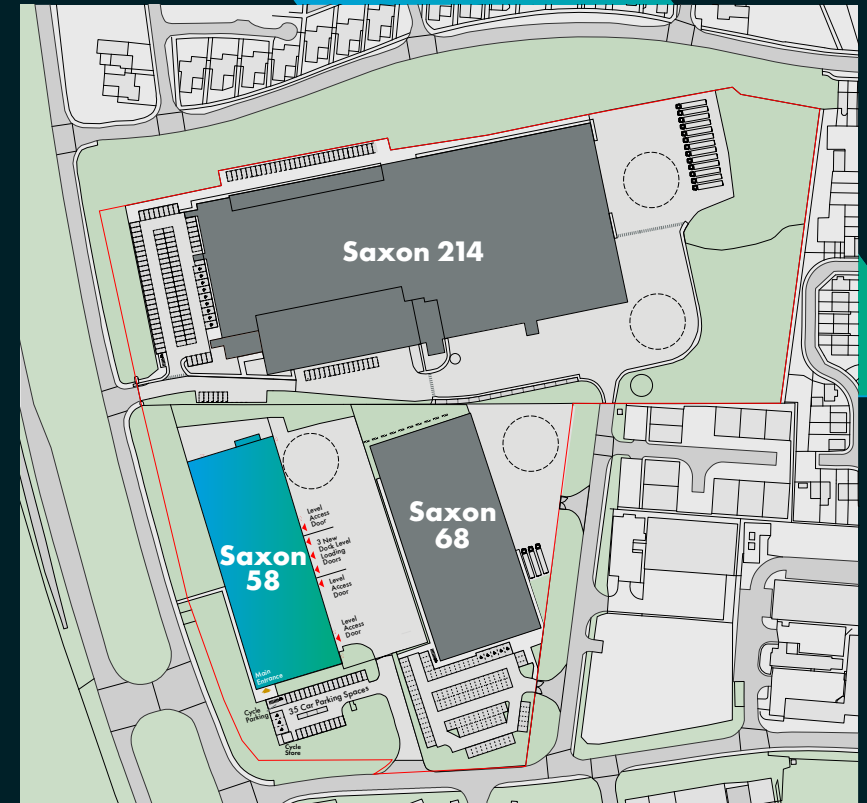
[Download Plan](#)

Saxon 58	Sq ft	Sq m
Warehouse	55,370	5,144
Ground Floor Office/ Ancillary	3,326	309
<b>Total</b>	<b>58,696</b>	<b>5,453</b>

Indicative GIA



Indicative warehouse external



Indicative layout plan

# High quality specification

- 50kN/m<sup>2</sup> Floor Loading
- 8M Eaves Height
- 24/7 Operation
- 3 New Dock Level Loading Doors
- 10M to Apex
- 35 Car Parking Spaces
- 3 Level Access Doors
- 500 KVA Power Supply
- 4 Electric Vehicle Charging spaces
- 10% Roof Lights
- Target EPC Rating A
- Secure gated yard area
- 39m Yard Depth
- 10% PV cells with potential to increase
- Fibre Connection

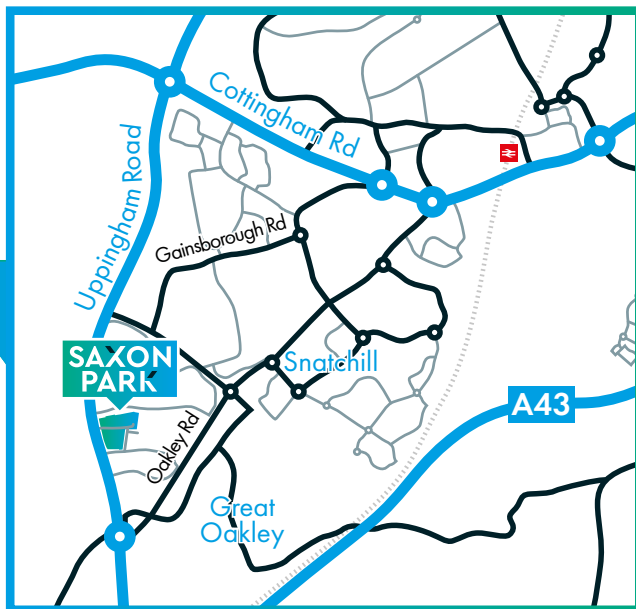
# AN ESTABLISHED INDUSTRIAL LOCATION WITH EXCELLENT CONNECTIONS

Saxon Park is situated on the Oakley Hay Industrial Estate, positioned approximately 4 miles south west of Corby Town centre and just 5 miles north of Kettering. The location benefits from excellent road accessibility via the A6003 (Dual Carriageway), which leads to the A14, providing links to the M1/M6 and A1/M11.

Corby train station is positioned on the Midland main line with a journey time to London (St. Pancras) of approximately 70 minutes.

Sat Nav: NN18 9ET

What three words: ghosts.driver.gravel



A43	3 Mins	2 Miles
A14	8 Mins	5 Miles
M1 (J19)/M6	27 Mins	24 Miles
A1	30 Mins	19 Miles
Leicester	46 Mins	25 Miles
Birmingham	65 Mins	57 Miles



London St Pancras	70 Mins	-
Leicester	45 Mins	-
Nottingham	65 Mins	-



Birmingham Airport	59 Mins	50 Miles
East Midlands	58 Mins	56 Miles
London Luton Airport	71 Mins	58 Miles
London Stansted Airport	79 Mins	76 Miles



London Gateway	122 Mins	110 Miles
Port of Felixstowe	128 Mins	117 Miles
Immingham Docks	139 Mins	110 Miles

Source: Google Maps

# Further Information

## Terms

The unit will be available on a Full Repairing and Insuring Lease, for a term of years to be agreed. Further information, including rent is available on request.

## Business Rates

To be re-assessed on completion of the refurbishment.

## VAT

We understand the property is elected for VAT

## Legal Costs

Both parties to pay their own legal costs

## Anti-Money Laundering

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

# Contact

For further information or to arrange a viewing, please contact our joint sole agents:



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