

MAGNAPARK

Corby

MPC2 659,428 SQ FT – AVAILABLE NOW!

BUILD-TO-SUIT AVAILABLE
UP TO 1M SQ FT
IN A SINGLE BUILDING

NN17 3JG

/// sound.keep.spirit

MPC 2
659,428 sq ft
Available now!



eu.glp.com

Sustainable spaces for modern logistics

Our units exemplify a new standard for sustainable distribution, reflecting the company's core ESG values.

With a cutting-edge design, our developments have been created to be smarter than ever before. The new ultra-modern design treatment is designed to meet the demands of modern logistics and distribution centres.

The building features natural materials and finishes throughout, as well as an enhanced reception area. The interior of the building is open plan, with breakout areas and a modern boardroom, while the grade 'A' office space will provide your staff with a contemporary workplace environment.



Grade 'A' standard offices



Energy saving features



Up to 24m clear height

G+Plus
Building Communities & Wellbeing



Advanced building management



Contemporary boardroom



Nature trail



ESG-driven distribution units



Maintained landscape



Pedestrian safe walking

Computer generated image



MPC 2
659,428 sq ft
Available now!

MPC 4b
41,175 sq ft
Build-to-suit

MPC 4c
70,682 sq ft
Build-to-suit

MPC 6
590,497 sq ft
Build-to-suit

MPC 5
575,858 sq ft
Build-to-suit

MPC 1
1,003,799 sq ft
Build-to-suit

A43

A43

A14

The location

At the heart of the nation's supply chain

Magna Park Corby is located immediately adjacent to the A43 link road, which is 8 miles to the A14 – a major route between the East of England and the Midlands and a key route for international traffic.

The A14 carries around 85,000 vehicles per day; 26% of this is HGV traffic (against the national average of 10%). Over the last few years it has been significantly upgraded with a £1.5bn improvement scheme, which has boosted the local economy, cut journey times, enhanced economic growth and improved the environment.

With proximity to Birmingham International Airport and East Midlands Airport (which itself contains a freight hub) plus the various rail links to the UK's ports, Magna Park Corby is a strategic logistics location.

75% of UK population lives within a 4 hour HGV drive



HGV DRIVE DISTANCES

Destination	Miles
A14 Junction 7	8
M1 Junction 19	26
M6 Junction 1	27
A1 (M) Brampton Hut Interchange	32
Catthorpe Interchange	33
M11 Junction 14	41
M25 Junction 23	74
Rugby	44
Birmingham	61
Liverpool	155

Airports	Miles
East Midlands Airport	46
Birmingham Airport	53
Luton Airport	58
Stansted Airport	70

Source: Google Maps



Ports	Miles
Immingham	104
London Gateway	106
Felixstowe	111
Portsmouth	145
Liverpool Docks	156
Dover	164

Rail Freight terminals	Miles
Daventry International Rail Freight Terminal	31
East Midlands Gateway Rail Freight Terminal	47
Manchester International Rail Freight Terminal	119

ROAD



Major road links
The site is located 8 miles (13 mins) from the A14.



Major road links
Junction 19 of the M1 and Junction 1 of the M6 via the A43 and A14 are within 27 miles to the west.



Major road links
A1 (M) Brampton Hut Interchange via the A14 is 32 miles to the east.

RAIL/PORTS



31 miles
111 miles
Rail freight terminal direct to docks
Magna Park Corby is serviced by Daventry International Rail Freight Terminal (DIRFT) a rail freight terminal that has access to West Coast Mainline; UK's primary freight route and is just 31 miles away from Magna Park Corby.

Access via the A14, Felixstowe Port is 111 miles away. The country's primary route for export to European and global markets, opening gateways to business.

AIR



46 miles
East Midlands Airport
The A43/A427/A6 provides access to the M1 motorway and East Midlands Airport (containing a freight hub) which is 46 miles to the North.



54 miles
Birmingham International Airport
The A43/A14 provides access to the M6/M42 motorway and Birmingham International Airport which is 53 miles to the West.

Labour

Thriving labour pool

Magna Park Corby offers access to a thriving workforce with a strong desire for employment. Benefit from a competitive wage environment and tap into a young and motivated talent pool eager to contribute to your business's success.

Working population

The working population at Magna Park Corby is thriving, with 77.6% of the population economically active. Of those who are not economically active, 27.6% are seeking a job, considerably higher than the national average of 18.1%.

Competitive wage

An average weekly wage 8% below the national average makes this location a low-cost area from which to recruit staff.

Job density

There are 0.77 jobs per head of the working age population, lower than the national average of 0.85 jobs, suggesting that there is an increased need for employment opportunities and more people looking for jobs in this region than elsewhere in the UK.



27.6% of not economically active are seeking work



Weekly pay 8% below average



Strong local labour pool



A younger age profile

The age profile of the population in North Northamptonshire is younger than that in the wider East Midlands and more so than the national average.

18-24 year olds represent a greater proportion of the population in North Northamptonshire than in the wider East Midlands as well as against the national average.

This suggests that there is an increased need for employment opportunities for younger people in this area.



A dedicated logistics and distribution park

Magna Parks are widely acclaimed within the industry for setting new standards in terms of design, environmental management, sustainability, occupier efficiency and local job creation.

Beyond exceptional warehouse facilities, Magna Parks offer a range of amenities designed to enhance your working environment. Enjoy convenient liftshare schemes, robust security measures, and beautifully landscaped green spaces with paths and nature trails.

We believe that a well-rounded work environment fosters productivity and well-being, which sets Magna Parks apart as a premier destination for businesses.

G+Plus
Building Communities & Wellbeing



INDICATIVE BUILD-TO-SUIT DEVELOPMENT OPPORTUNITIES



Unit	Total GIA	
MPC1	1,003,799 sq ft	93,256 sq m
MPC4b	41,175 sq ft	3,825 sq m
MPC4c	70,682 sq ft	6,567 sq m
MPC5	575,858 sq ft	53,499 sq m
MPC6	590,497 sq ft	54,859 sq m
Total	2,282,011 sq ft	212,006 sq m

AVAILABLE NOW



Unit	Total GIA	
MPC2	659,428 sq ft	61,263 sq m



Yard highlights

Best-in-class specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.



Ample HGV parking



Standard & large dock doors



Level access provided



Standard 50m yard depth*



50m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.

Representative images. *For MPC1, 2, 5 and 6.



FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.

BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



Warehouse highlights

A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light



LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting – and the associated running costs.



Office highlights

Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit-out.



Open plan working space



Optimising natural light



Building Environmental Analytics



Recycling performance



Cost effective



MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.

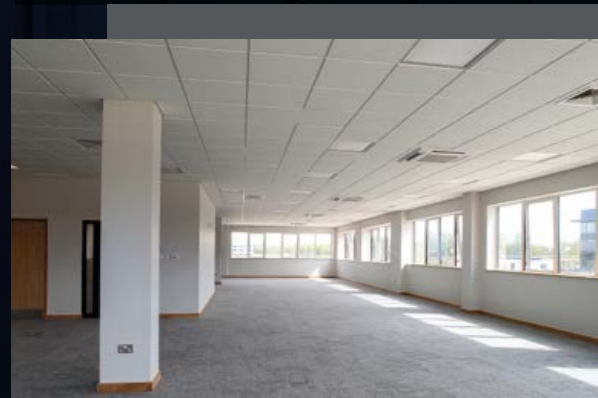
OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



GLP office facilities are to a market-leading specification.

Representative images

Driving positive change: our ESG approach

We are dedicated to a sustainable future in logistics. Growing urgency from regulations, customers and ethics demands sustainability beyond buildings. It now encompasses supply chains, communities and well-being, reflecting a holistic approach to responsible business.

We aim to be a positive force in logistics, supporting the industry's drive towards net zero emissions. We are proud pioneers in achieving this, from using less energy in construction to promoting biodiversity. Our European projects prioritise ESG from the start.

Our sustainability strategy is a continuous journey of discovery. It requires a bold vision, innovative thinking, and collaboration with our customers to succeed.



ENVIRONMENT

We are committed to achieving high-quality environmental certification for every single new development we carry out.

SOCIAL

We are proud to be long-term community members, dedicated to serving the needs of our neighbours, partners and visitors.

GOVERNANCE

We are transparent, always accountable, and govern everything we do with honesty and integrity.



SUSTAINABILITY THROUGH TECHNOLOGY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

Ratings and targets



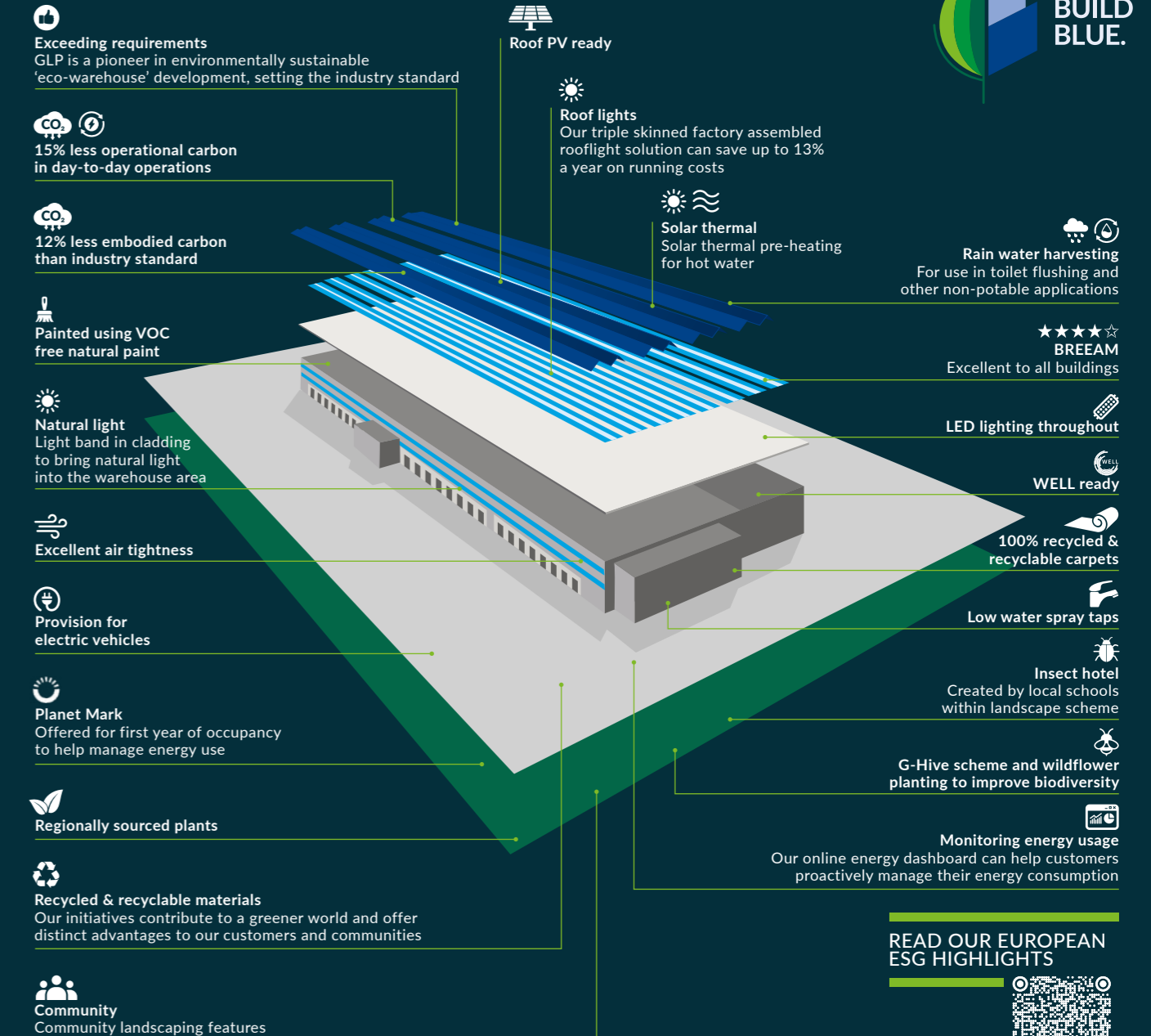
BREEAM® UK New Construction 2018: Industrial (Shell and Core)

RENEWABLE ENERGY FOR ALL GLP REMOVES THE BARRIERS

Our ambition is to become one of the leading renewable energy developers, investors and operators in Europe.

GLP will develop, own and operate the solar projects, removing the capital cost constraint for customers.

To find out more scan the QR code



READ OUR EUROPEAN ESG HIGHLIGHTS



Building environments that work for you

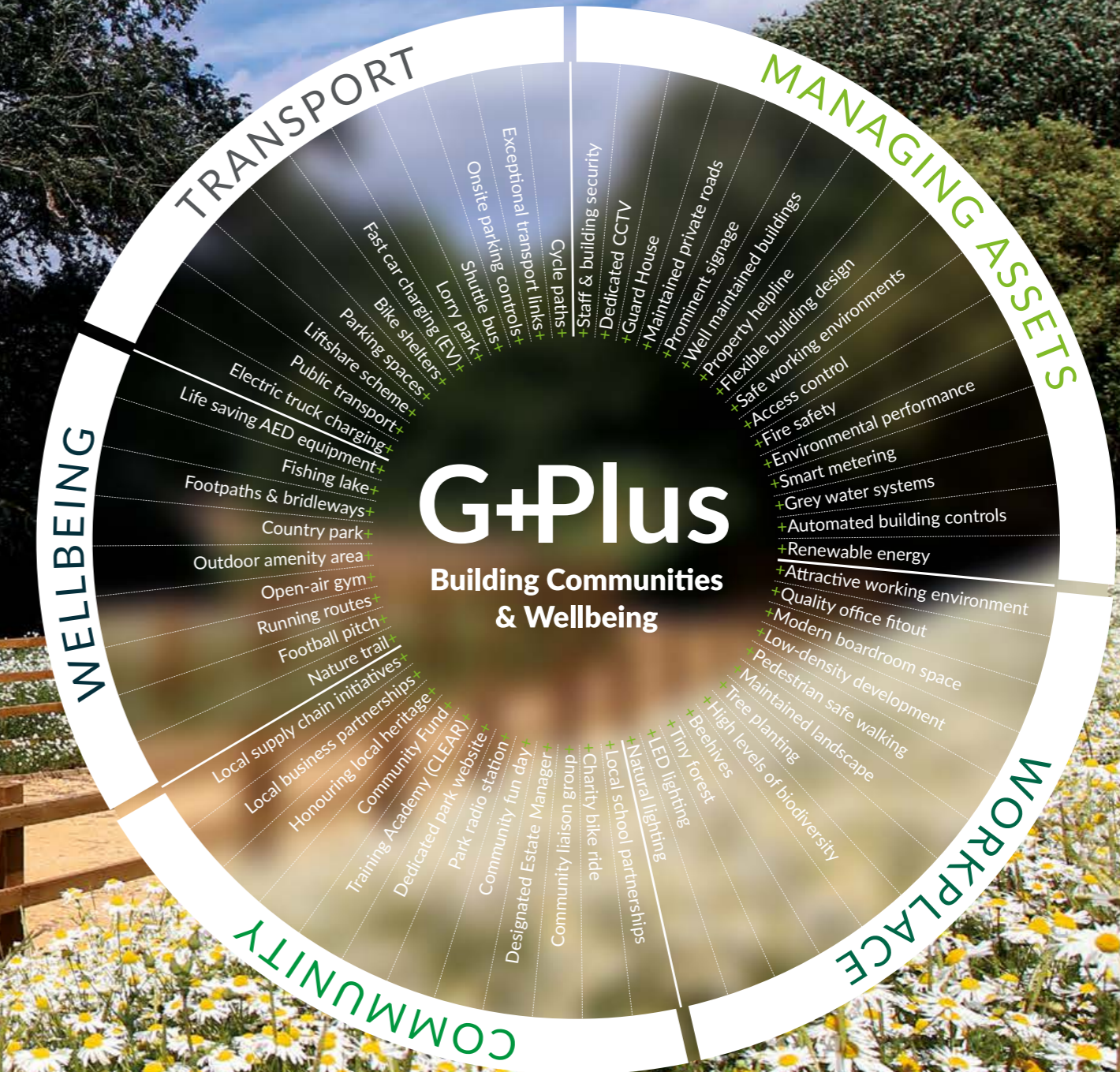
Transport+Managing Assets+Workplace+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics park

G+Plus

Building Communities & Wellbeing





Parking spaces



Exceptional transport links



Fast car charging (EV)



Bike shelters



Maintained private roads



Property helpline



Well maintained buildings



Environmental performance



Attractive work environment



Maintained landscape



Bees, apiaries & honey production



Low-density development



Charity bike ride



Community fund



Local supply chain initiatives



Local business partnerships



Outdoor amenity area



Footpaths & bridleways



Nature trail

Benefits of working at Magna Park Corby

Magna Park Corby is committed to creating a pleasant, healthy and safe workplace for all. We provide a range of benefits* – including a nature trail, outdoor seating, safe and secure parking, high levels of biodiversity and a high quality modern attractive working environment – for everyone to enjoy.

We're more than a logistics park

+Transport+

Transport links are the lifeblood of every logistics business. All our sites are more connected and more accessible, with superb strategic locations and unrivalled in transport connectivity. Your workforce can utilise on-site parking, public transport, cycle to work or even join a liftshare scheme. This all helps to create a great place to work, where your team can thrive. And as every business knows, a happy workforce is a productive workforce.

- + Parking spaces
- + Bike shelters
- + Fast car charging (EV)
- + Onsite parking controls
- + Exceptional transport links



Bike shelters



Maintained private roads



Property helpline

+Managing Assets+

We're here to help you run your business. When you move your business to a Magna Park, G-Park or G-Hub we give you access to a property helpline and a range of services and amenities. Our team are committed to helping you run your business as efficiently and smoothly as possible.

- + Staff and building security
- + Guard house
- + Maintained private roads
- + Prominent signage
- + Well maintained buildings
- + Property helpline
- + Flexible building design
- + Safe working environments
- + Access control
- + Fire safety
- + Environmental performance
- + Smart metering
- + Grey water systems
- + Automated building controls
- + Renewable energy



Low-density development

+Workplace+

Our logistics and distribution buildings are carefully created and maintained working environments that provide a great place to work – one that reflects positively on your brand. Attractive modern architecture, well-lit areas and low-density landscaped developments with high levels of biodiversity including tree planting and apiaries create a healthy, productive workplace for you and your team.

- + Attractive working environment
- + Quality office fitout
- + Modern boardroom space
- + Low-density development
- + Bees, apiaries & honey production
- + Pedestrian safe walking
- + Maintained landscape
- + Tree planting
- + High levels of biodiversity
- + LED lighting
- + Natural lighting



Fast car charging (EV)



Bees, apiaries & honey production



Tree planting



Exceptional transport links

+Community+

As the logistics industry continues to grow, we're committed to contributing to the communities in which we operate. Our goal is to build meaningful, productive, harmonious and long-lasting relationships with these communities. We work with local schools, universities and our own Academy to give local talent the opportunities they need to thrive. We fund initiatives and charities that will bring about long-term benefits for the local community.

- + Charity bike ride
- + Community Fund
- + Local business partnerships
- + Local supply chain initiatives

+Wellbeing+

At GLP, we believe that it is essential to nurture 'wellbeing'. It is fundamental in attracting and retaining the best talent and contributing to provide a great place to work – helping to build a sense of community. All our buildings are WELLness certified, but we go beyond the building. Running routes, country parks, open-air gyms, footpaths and recreation areas all help your team become healthier and happier, leading to improved performance.

- + Outdoor amenity area
- + Footpaths and bridleways
- + Nature trail



Charity bike ride



Nature trail



Guard House



Maintained landscape

G+Plus

Building Communities & Wellbeing

* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$124 billion in assets under management as of 31 March 2024, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 10.2 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**10.2 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



**1.3 million sq m
development pipeline**



**Strong
global presence**



Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. November 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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For the latest news and onsite progress visit
<https://eu.glp.com/property/magna-park-corby/>



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