

ROCKINGHAM 161



BRAND NEW INDUSTRIAL / LOGISTICS UNIT TO LET / FOR SALE 161,415 sq ft

Earlstrees Industrial Estate
Corby NN17 4AZ

Available for immediate occupation
with a full suite of warranties



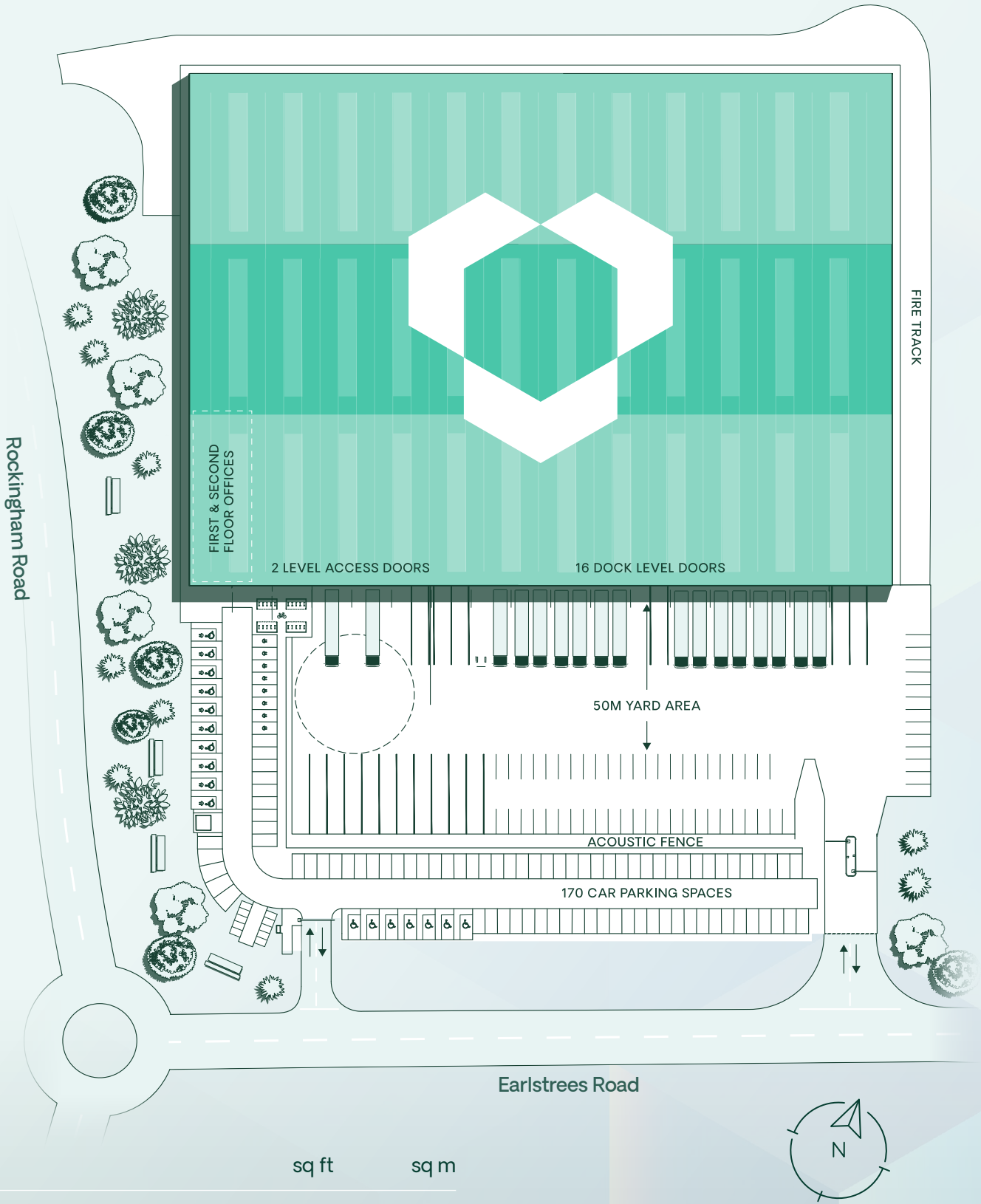
A prominent, and established unit on the Earlstrees Industrial Estate.

Rockingham 161 is strategically located in Corby, Northamptonshire, within the well-established Earlstrees Industrial Estate. This prime location offers excellent connectivity to major transport routes, including the A43, A14 and A1(M), facilitating efficient distribution across the Midlands and beyond. Corby's strong transport links provide direct access to key logistics hubs in the East Midlands and Birmingham.



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A modern, high-performance unit designed for efficiency, capacity and sustainability.

Rockingham 161 is a high-specification warehouse benefiting from a full suite of warranties and the below specification:

16 Dock Access Doors

2 Level Access Doors

50m Yard Area

12.5m Clear Internal Height

FM2 Warehouse Flooring

50kn per sq m Floor Loading

800 kVa Power Supply

18 HGV Parking Bays

170 Car Parking Spaces

18 EV Charging Points

EPC Rating A

BREEAM Very Good

	sq ft	sq m
Ground floor warehouse	152,404	14,158.8
Ground floor reception	953	88.5
First floor office	4,031	374.5
Second floor office	4,027	374.1
Total	161,415	14,995.9



A brand new facility with an exceptional specification.



Fit out packages available.

The landlord is happy to consider assisting occupiers with the full fit out of the unit to meet their specific requirements. The benefits of this approach are as follows:



Cost of works payable over the term of the lease by way of a fit-out rent (specific terms to be agreed).



Reduced up-front investment required by incoming occupiers.

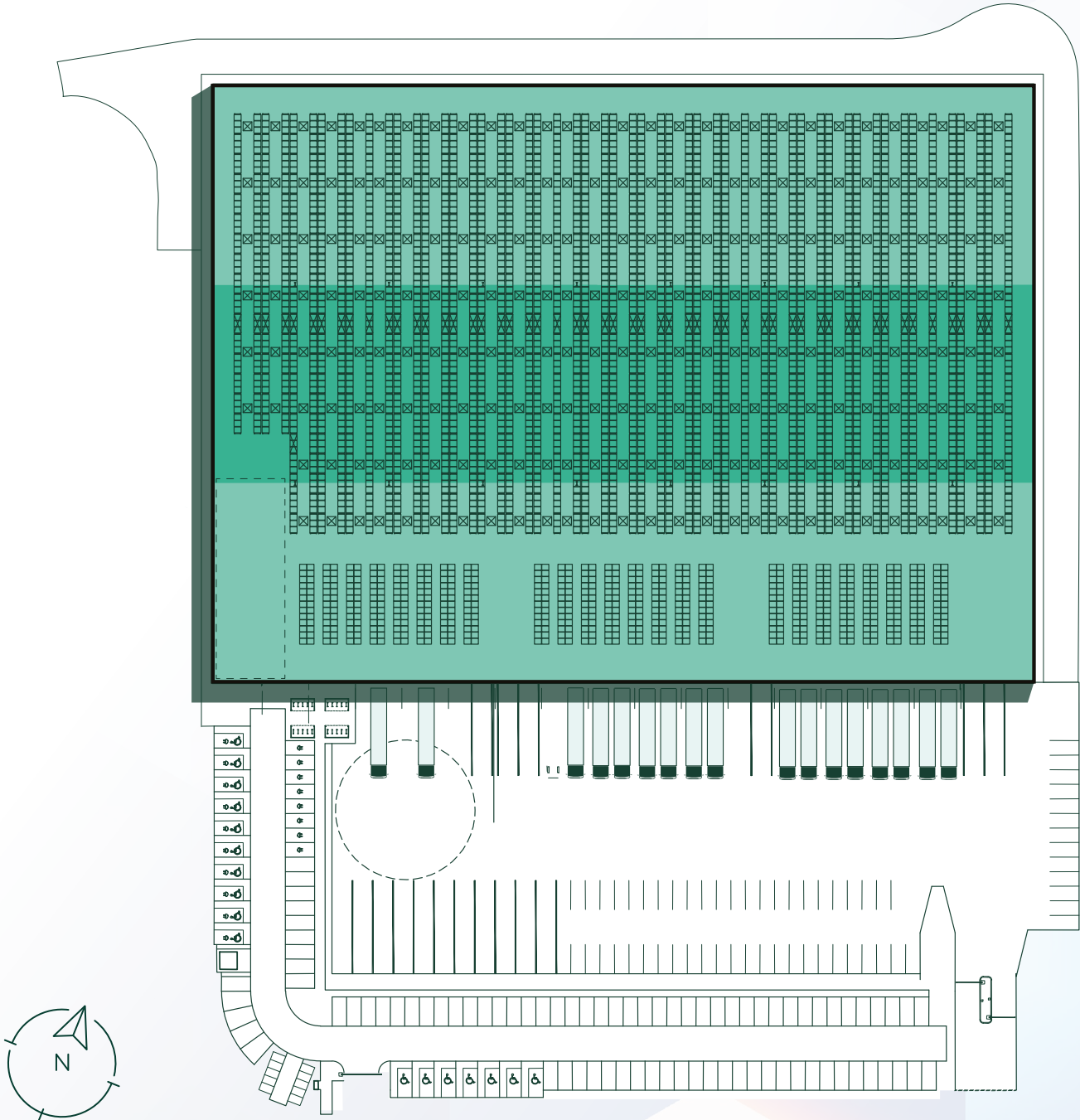


Streamlined access to the property by dealing with one party throughout.

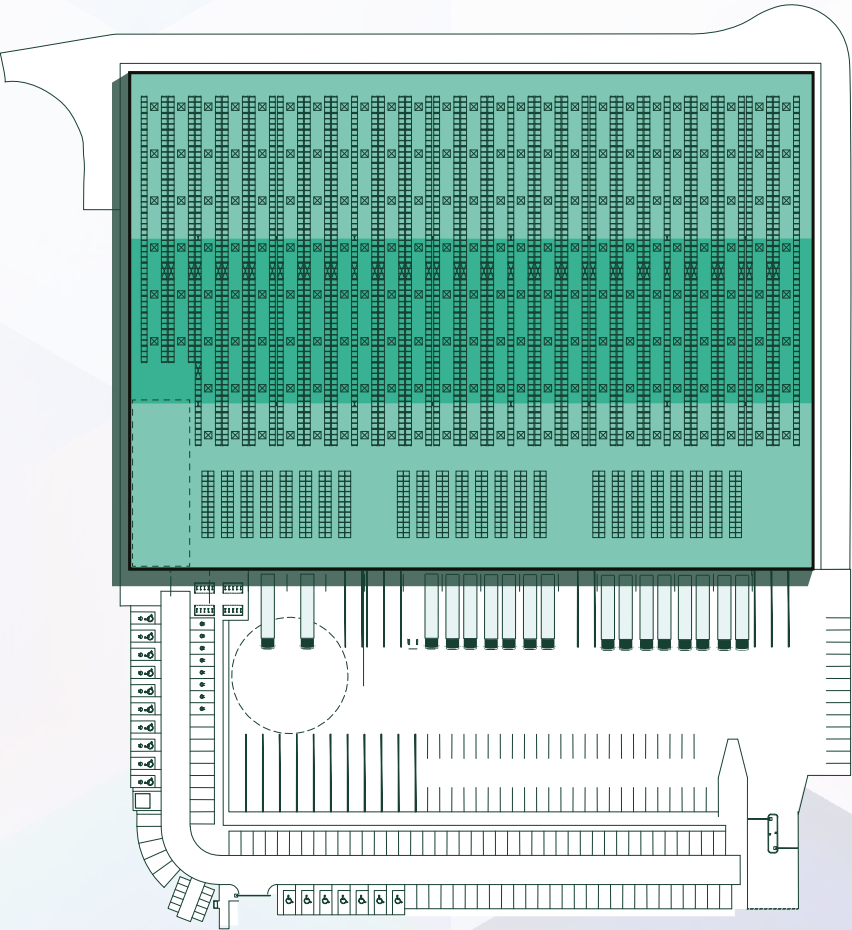
Please contact a member of the agency team to discuss your specific requirements.

Flexible racking layouts.

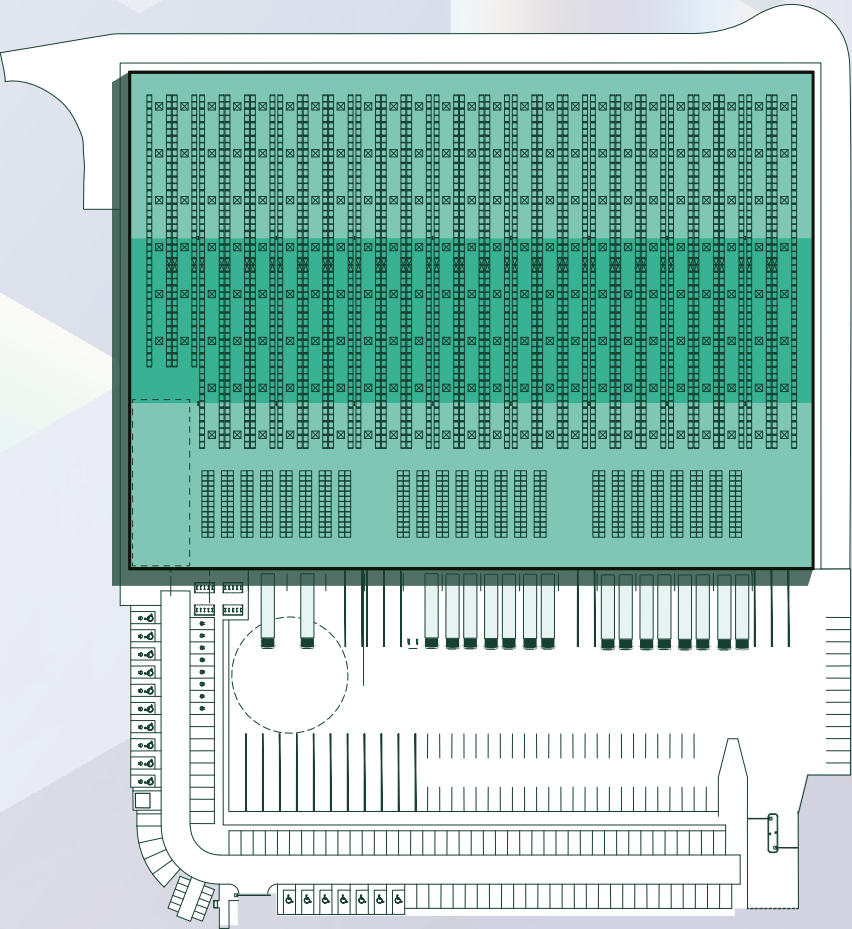
Flexi Aisle Option
Total Pallets - 22,805



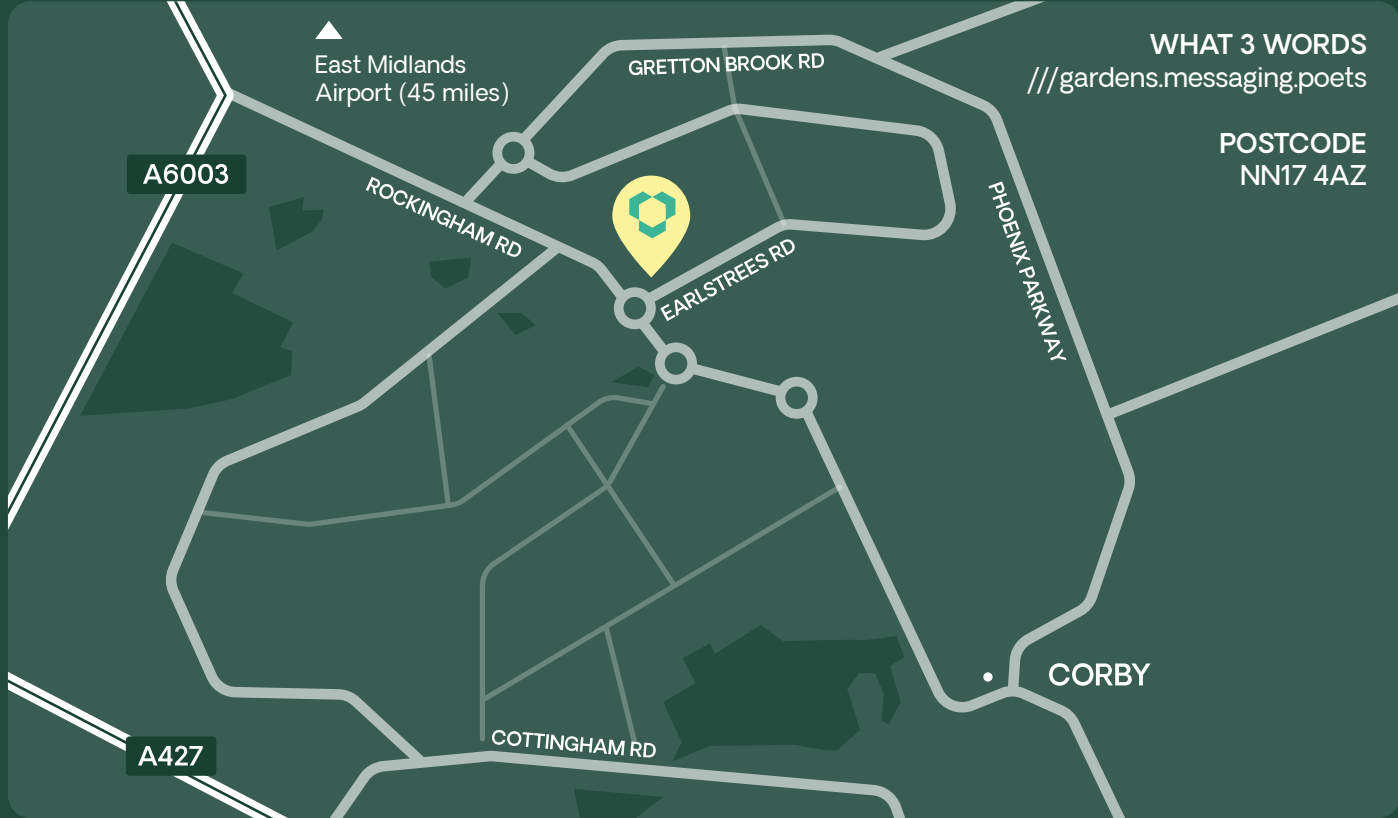
Wide Aisle Option 1
Total Pallets - 18,520



Wide Aisle Option 2
Total Pallets - 17,576



Easy access to the country's main transport infrastructure.



LOCATION IS EVERYTHING



Road	Distance	Drive time	Air	Distance	Drive time
Kettering	10 miles	15 mins	Birmingham Airport	56 miles	80 mins
A14	12 miles	15 mins	East Midlands Airport	60 miles	67 mins
Northampton	25 miles	30 mins	Luton Airport	63 miles	80 mins
Peterborough	26 miles	40 mins	Stansted Airport	73 miles	90 mins
Leicester	27 miles	40 mins	Freight		
Nottingham	43 miles	60 mins	Corby Rail Port	1.7 miles	5 mins
Coventry	44 miles	60 mins	DIRFT	35 miles	45 mins
Birmingham	64 miles	80 mins	Hull Port	112 miles	120 mins
			Felixstowe Port	116 miles	120 mins



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For more information, please contact one of our agents:

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