

ROCKINGHAM 161



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

Earlstrees Industrial Estate
Corby NN17 4AZ

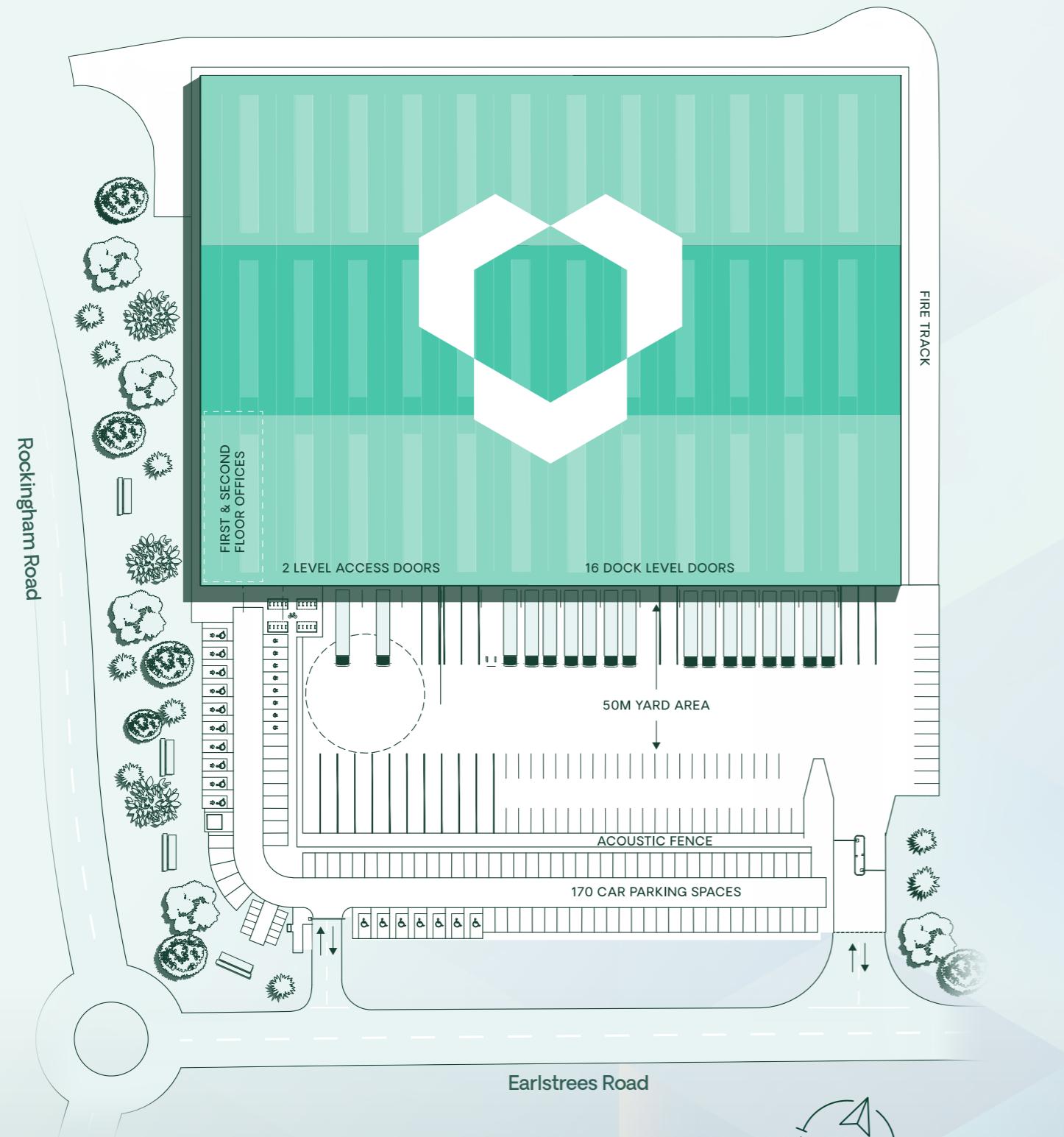
Available for immediate occupation
with a full suite of warranties



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.





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

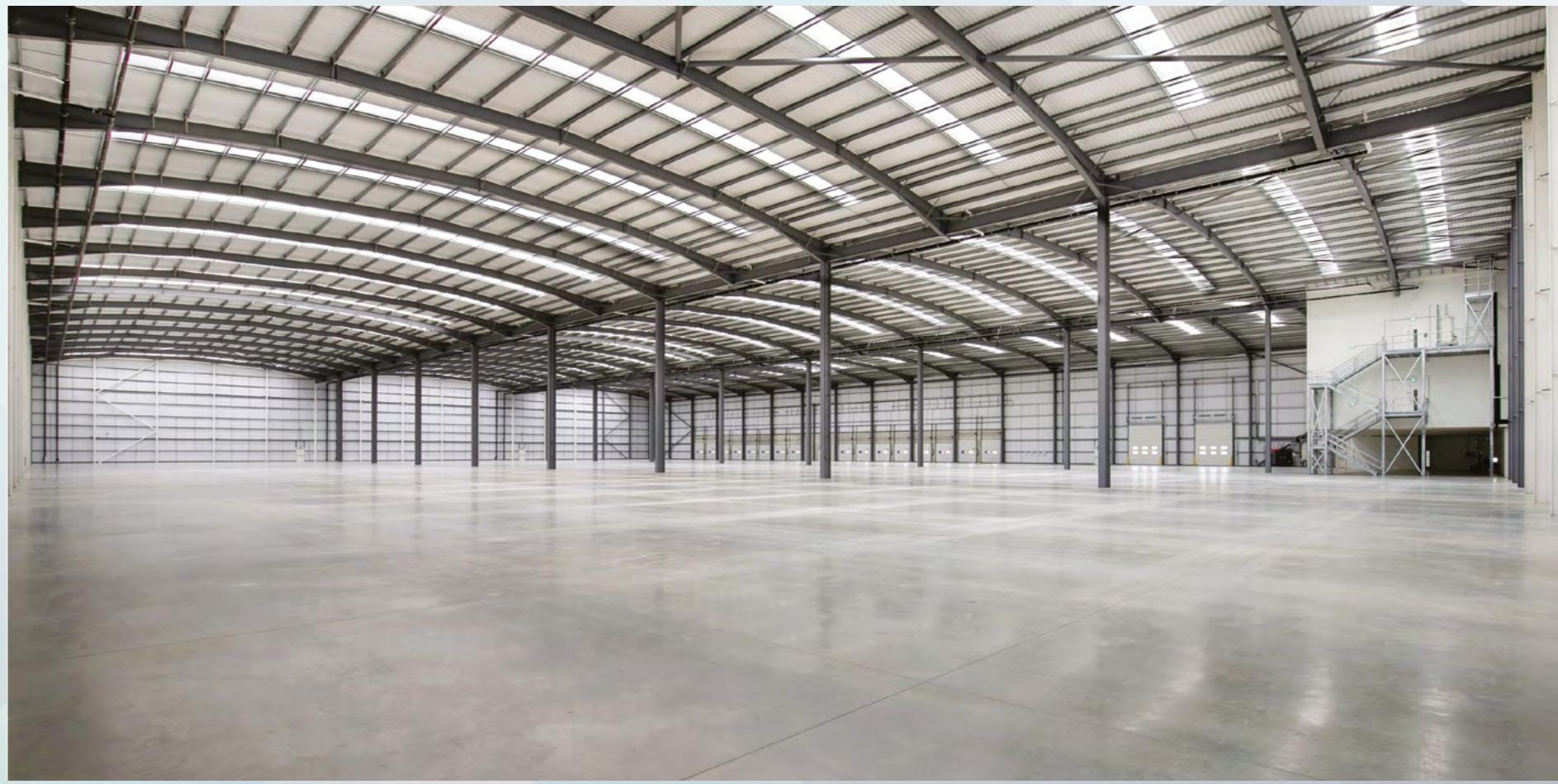
Rockingham 161 is a high-specification warehouse benefiting from a full suite of warranties and the below specification:

- 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
- Up to 8-10 MVA Available
- 18 HGV Parking Bays
- 170 Car Parking Spaces
- 18 EV Charging Points
- EPC Rating A
- BREEAM Very Good





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.



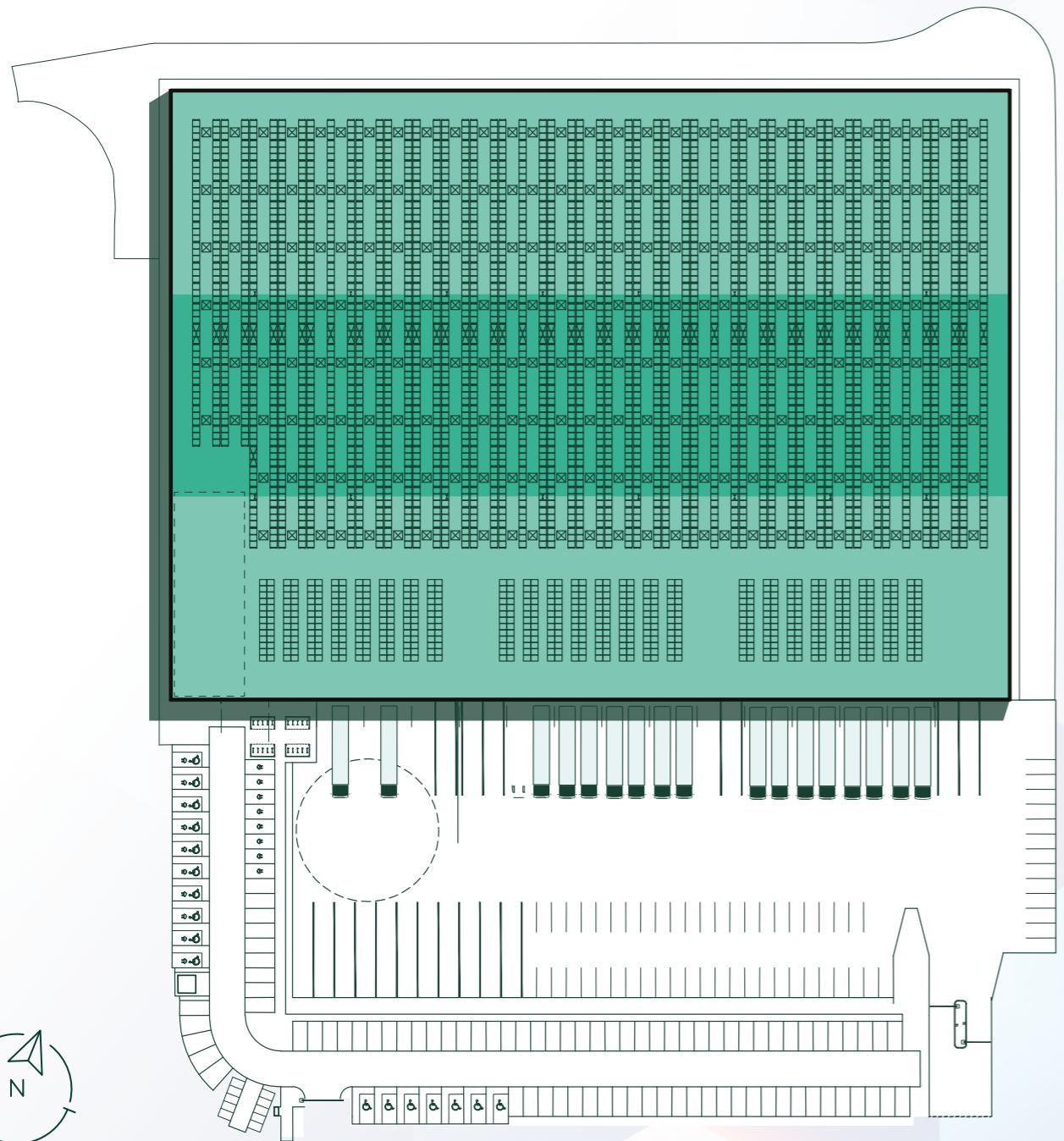
Streamlined access to the property by dealing with one party throughout.

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

Flexible racking layouts.

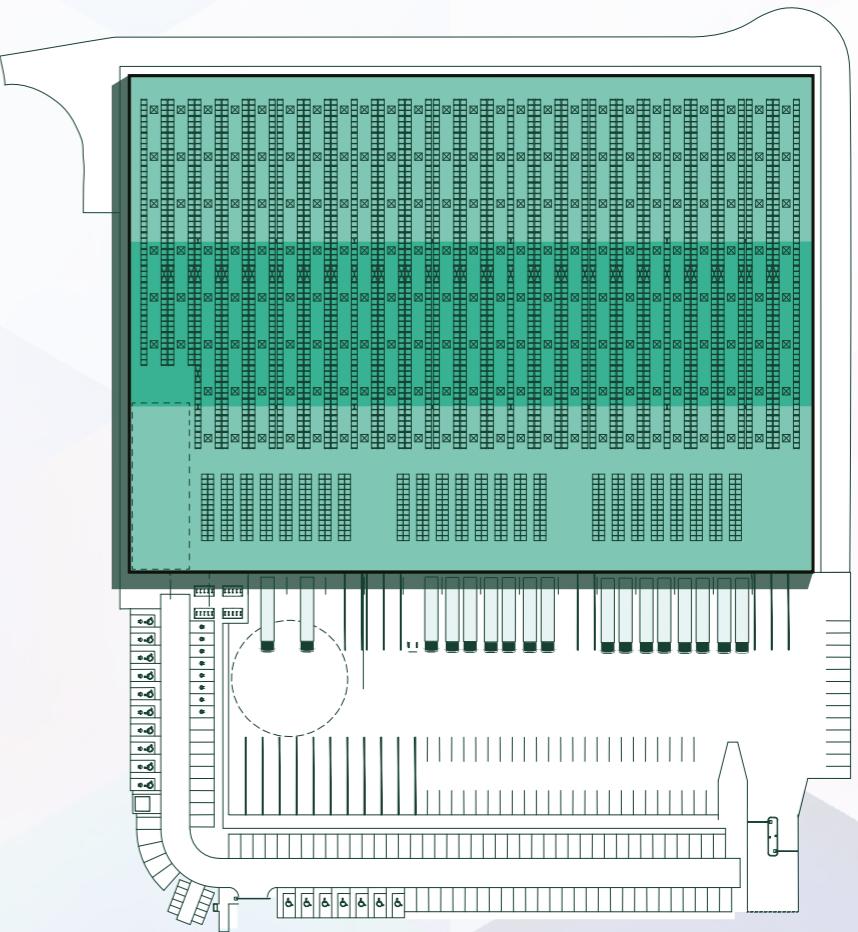
Flexi Aisle Option

Total Pallets - 22,805



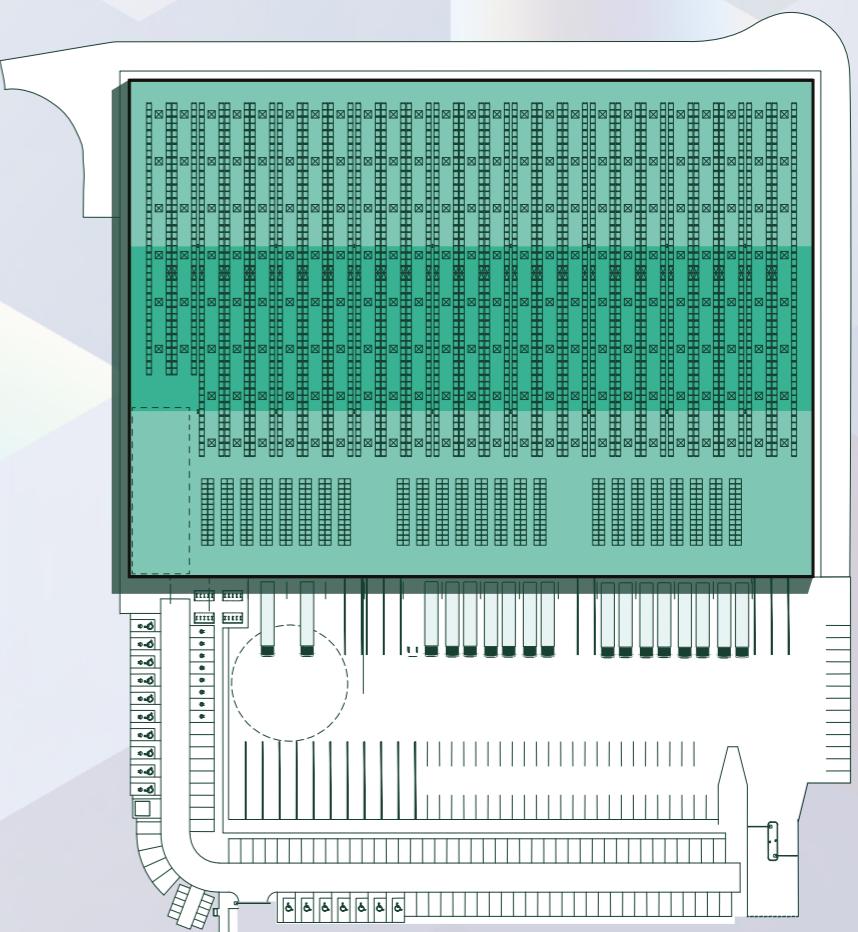
Wide Aisle Option 1

Total Pallets - 18,520

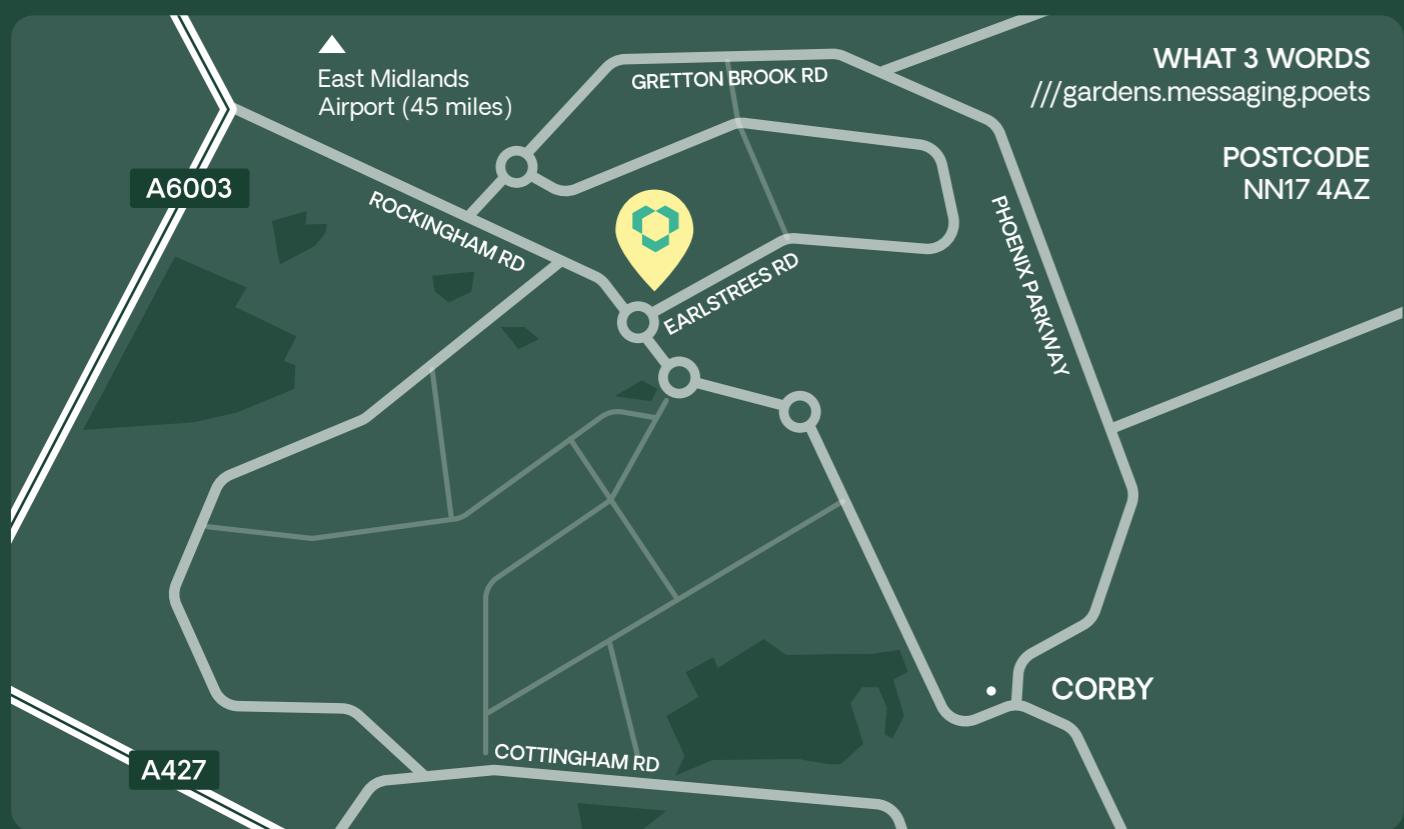
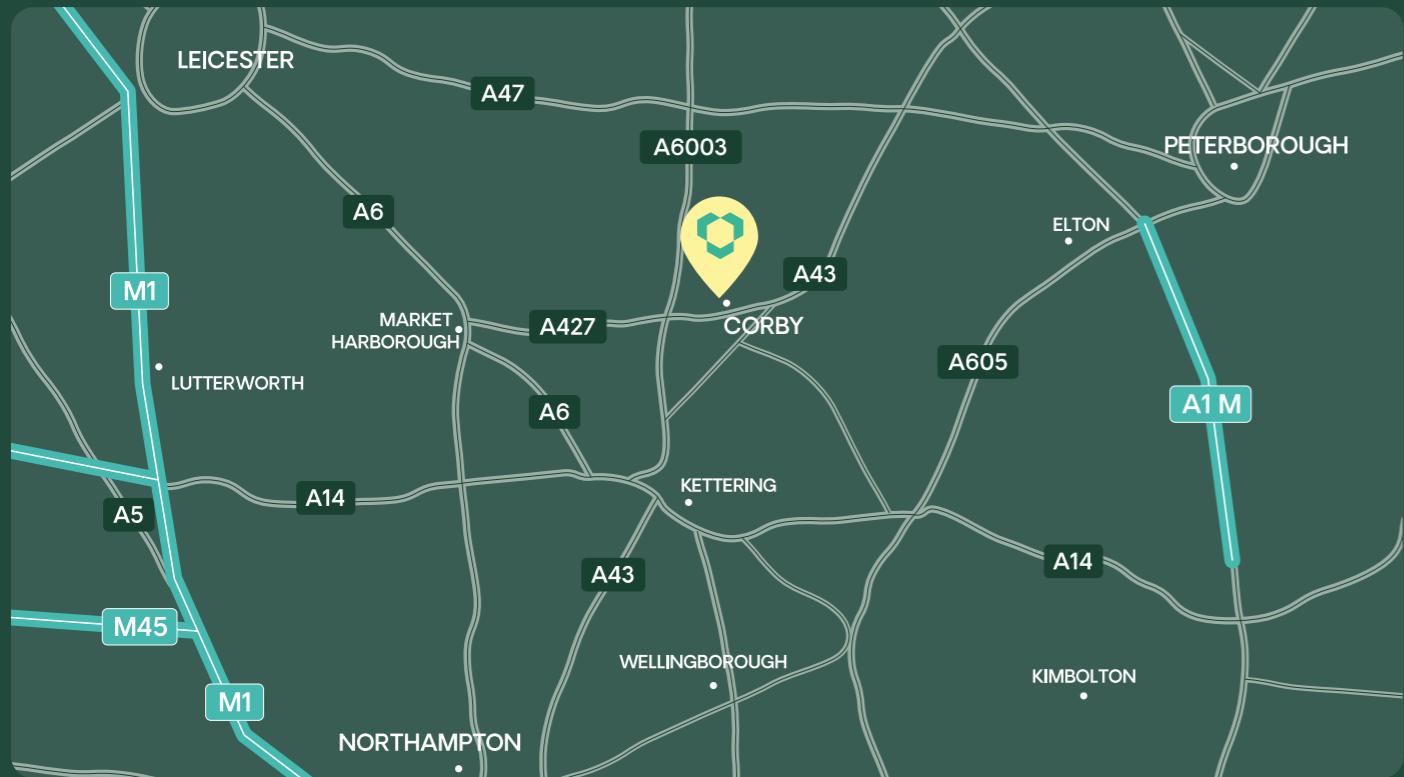


Wide Aisle Option 2

Total Pallets - 17,576

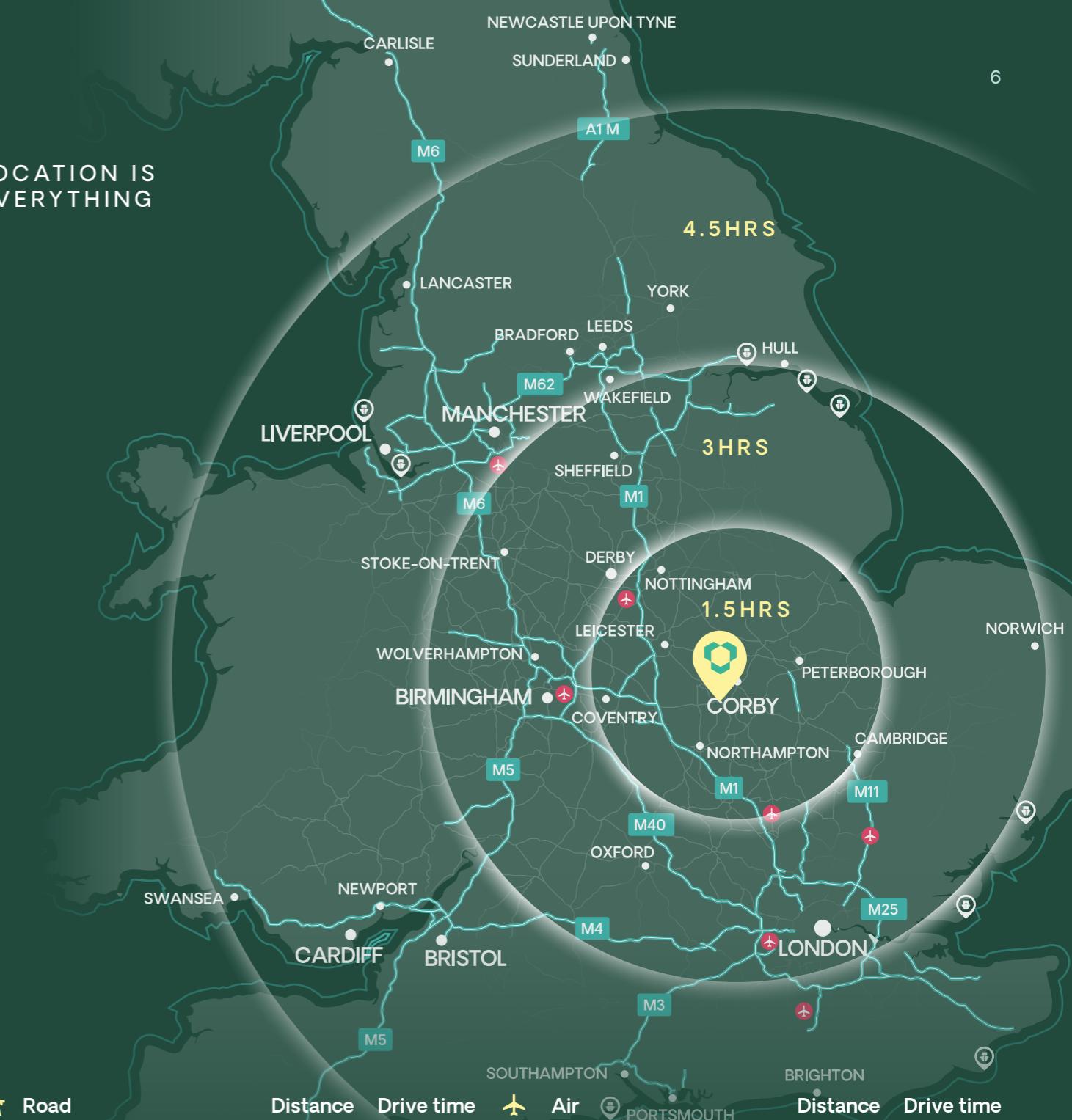


Easy access to the country's main transport infrastructure.



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LOCATION IS EVERYTHING



Road	Distance	Drive time	Air	Distance	Drive time
Kettering	10 miles	15 mins			
A14	12 miles	15 mins			
Northampton	25 miles	30 mins			
Peterborough	26 miles	40 mins			
Leicester	27 miles	40 mins			
Nottingham	43 miles	60 mins			
Coventry	44 miles	60 mins			
Birmingham	64 miles	80 mins			
Freight					
Corby Rail Port	1.7 miles	5 mins			
DIRFT	35 miles	45 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:

NEWMARK

Charles Spicer
+44 7949 864 103
charles.spicer@nmrk.com

Sebastian Moseley
+44 7825 868 943
sebastian.moseley@nmrk.com

Francesca Hodson
+44 7503 973 865
francesca.hodson@nmrk.com

prop-search.com

Richard Baker
+44 7725 834 136
richardbaker@prop-search.com

Ian Harman
+44 7725 834 141
ianharman@prop-search.com

APEX

Tom Kimbell
+44 7920 005 471
tom@apexllp.com

James Harrison
+44 7775 905 415
james@apexllp.com

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