

ROCKINGHAM 161



BRAND NEW INDUSTRIAL/LOGISTICS UNIT TO LET / MAY SELL 161,415 sq ft

Earlstrees Industrial Estate
Corby NN17 4AZ

Available for immediate occupation
with a full suite of warranties

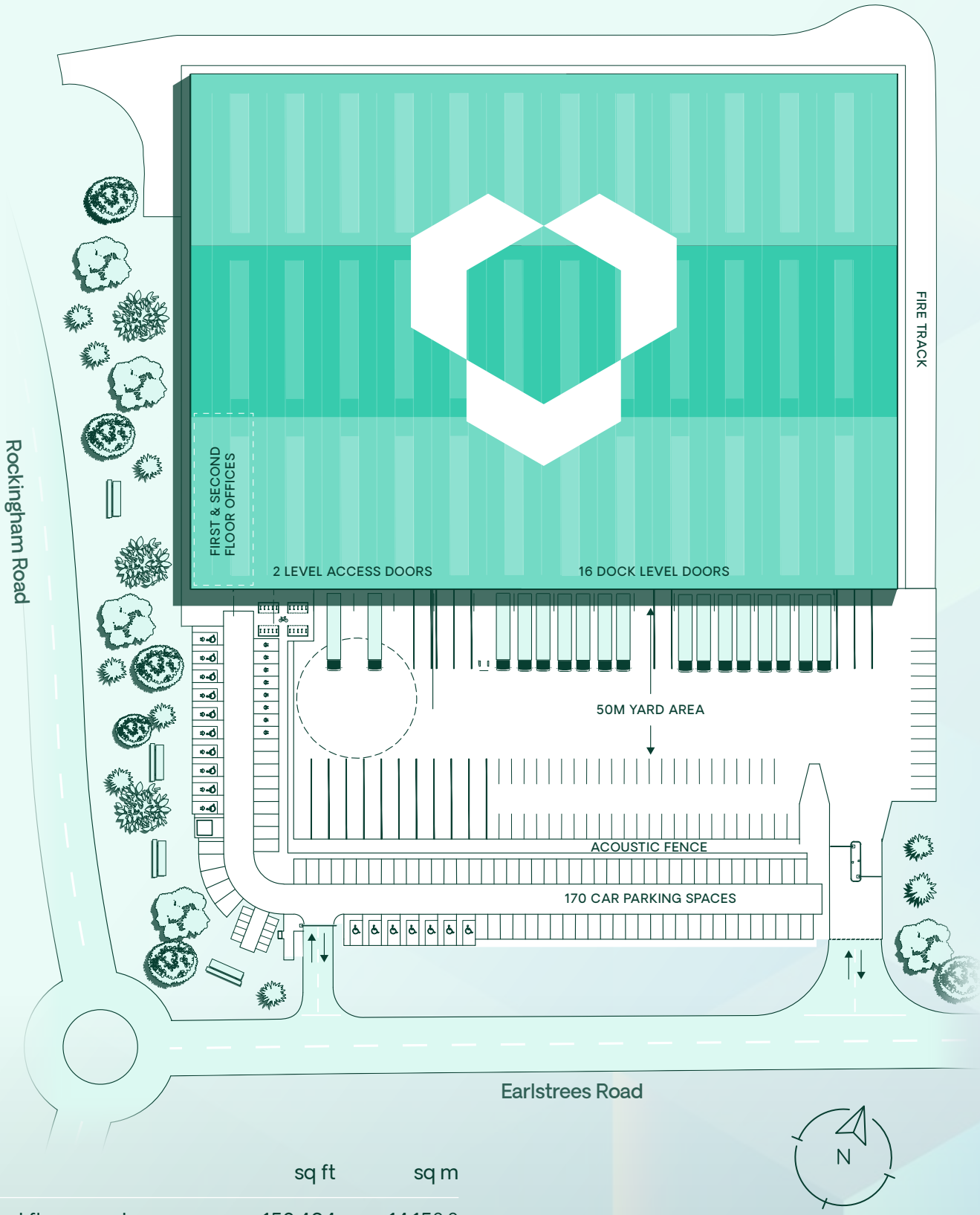


A prominent, and established unit on the **Earlstrees** Industrial Estate.

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.



Corby
7 MINS, 2 MILES



	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

800 kVa Power Supply

18 HGV Parking Bays

170 Car Parking Spaces

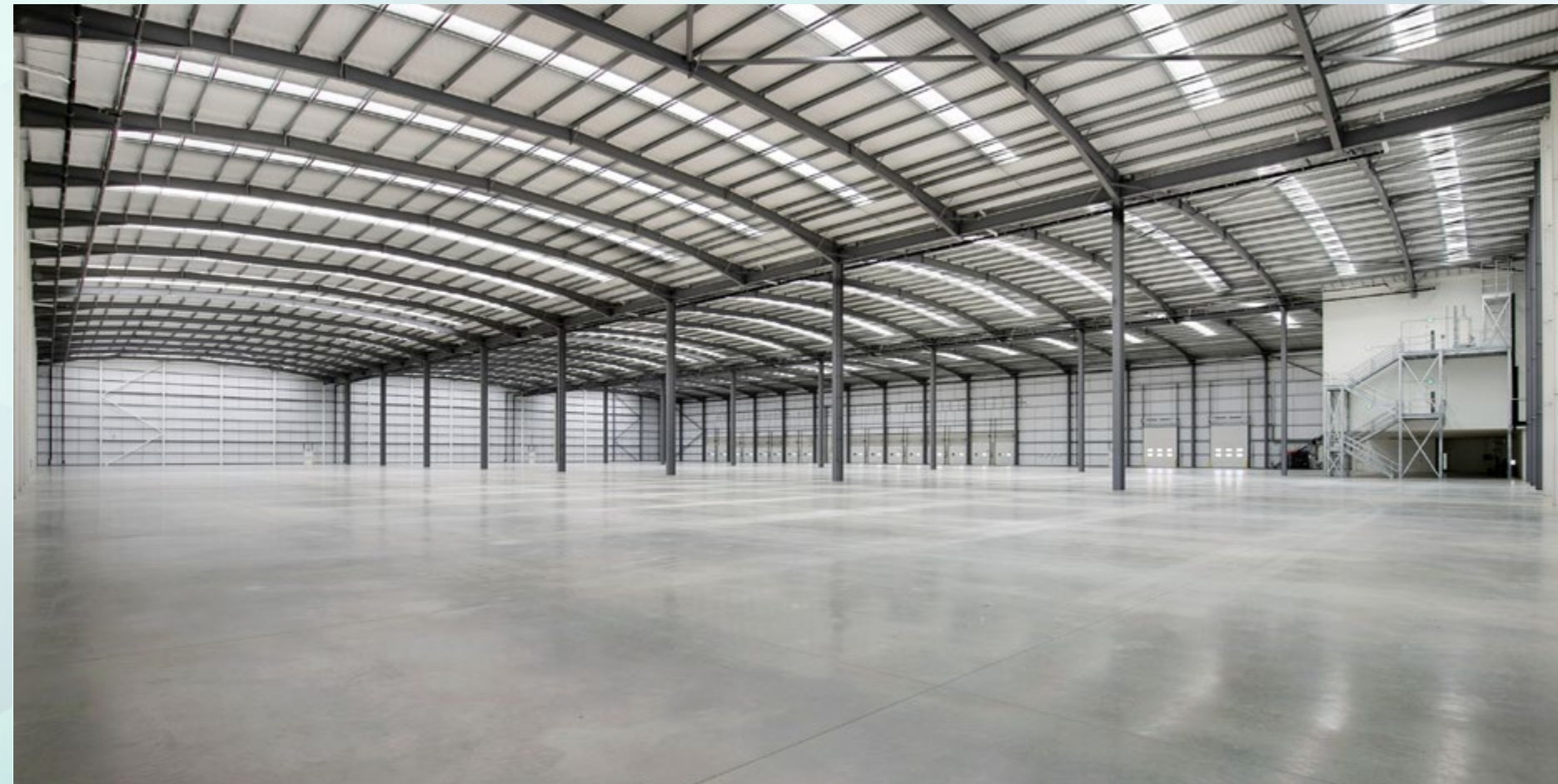
18 EV Charging Points

EPC Rating A

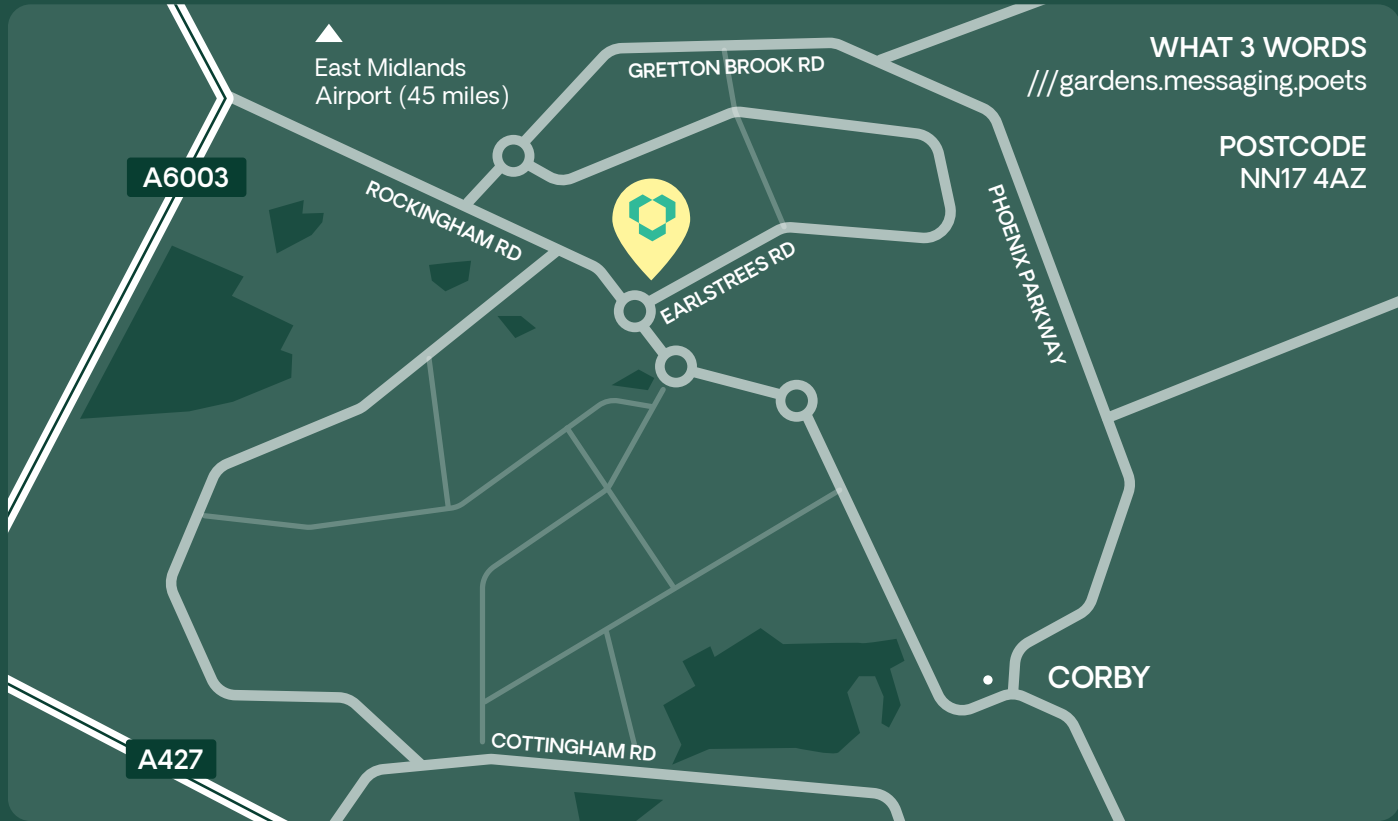
BREEAM Very Good



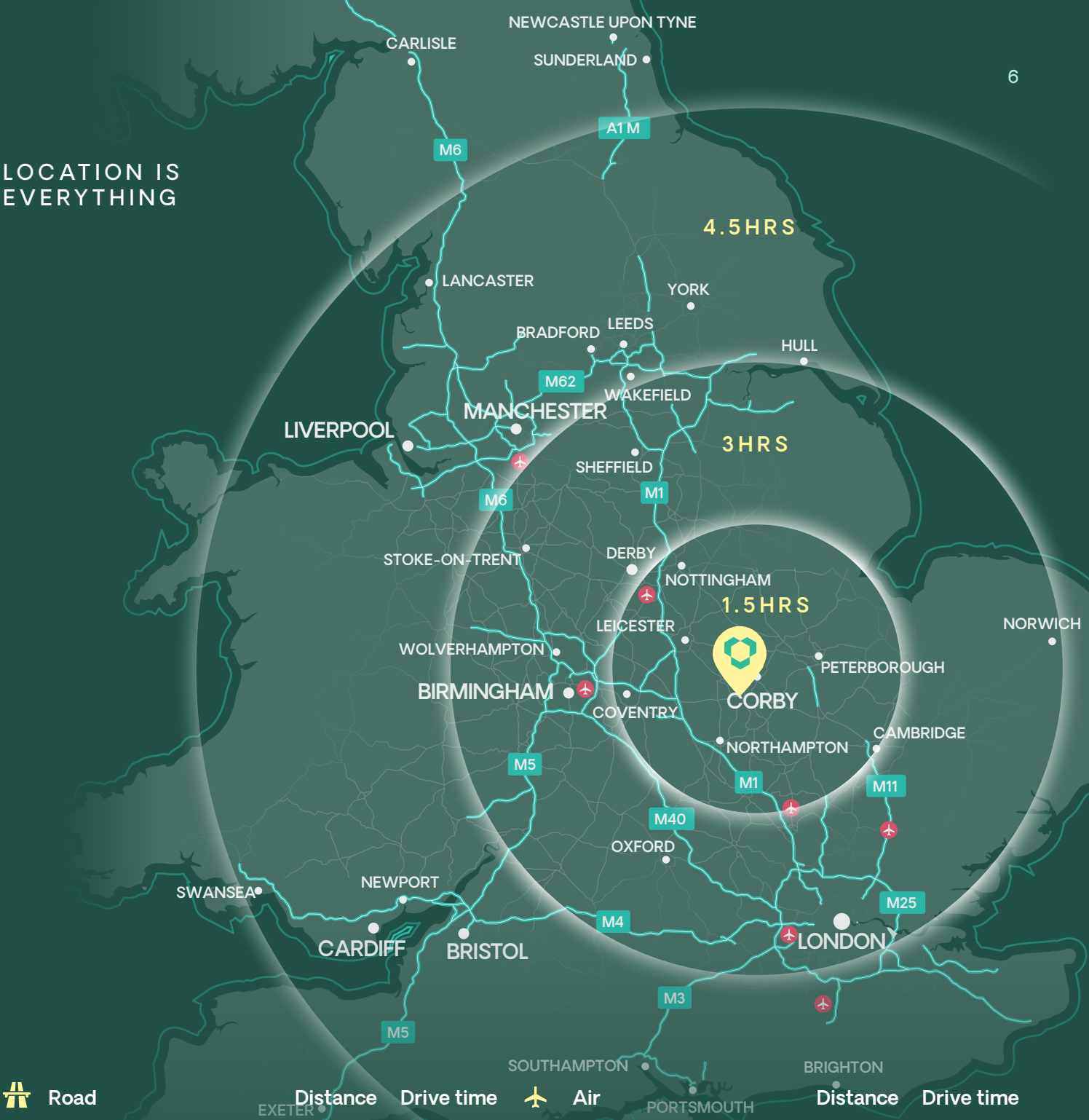
A **brand new** facility with an exceptional specification.



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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