DC4

DC4 EUROHUB | LONG CROFT ROAD | CORBY | NN18 8EY

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151,153 sq ft Prime East Midlands Fitted Modern Warehouse **TO LET**


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DC4 Eurohub Corby provides a modern detached warehouse facility extending to approximately 150,267 sq ft within one of the Midlands' most established logistics locations.

The property offers high-quality warehouse accommodation designed to support modern distribution, warehousing and fulfilment operations. The building benefits from extensive loading provision, substantial yard depth, fitted office accommodation and generous car parking within a secure self-contained site.

Strategically positioned close to the A43 and A14 corridor, DC4 provides rapid connectivity to the M1, A1(M), M6 and wider UK motorway network, making it ideally suited for regional and national logistics occupiers.



Clear working height of 12m

Floor loading 50kn/m² FM2

12 dock level loading doors

2 level access loading doors

Established logistics location

LED lighting

50m deep yard area

22 HGV spaces

141 car parking spaces

Racking

Power supply 500 kVA

Staff welfare areas

Prime East Midlands Access. Nationwide Distribution.

DC4 is situated within the established Eurohub logistics park in Corby. Strategically positioned with excellent access to the A43 and A14, the property provides outstanding connectivity to the UK's major motorway network, including the M1, A1, M6 and M11, making it ideally suited to both national and international logistics operations.

Corby has become one of the Midlands' most established logistics and industrial locations, benefiting from access to a skilled labour pool of more than 1.6 million people within a 45-minute drive time. The Eurohub area is also well served by public transport, with several bus routes operating nearby, including the X4, CB1, 2, 2C and 14 services, providing convenient access for employees and visitors.

Rail connectivity is available via Corby Railway Station, offering regular services to London St Pancras via East Midlands Railway.

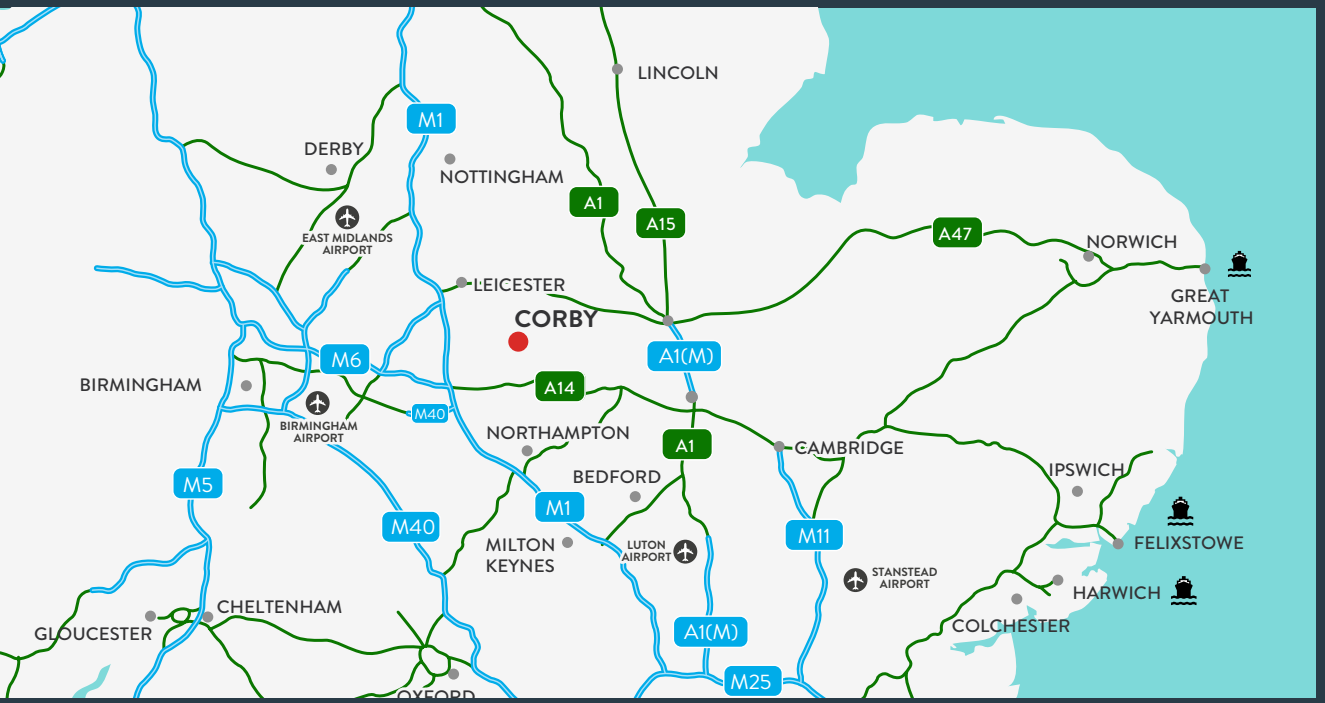
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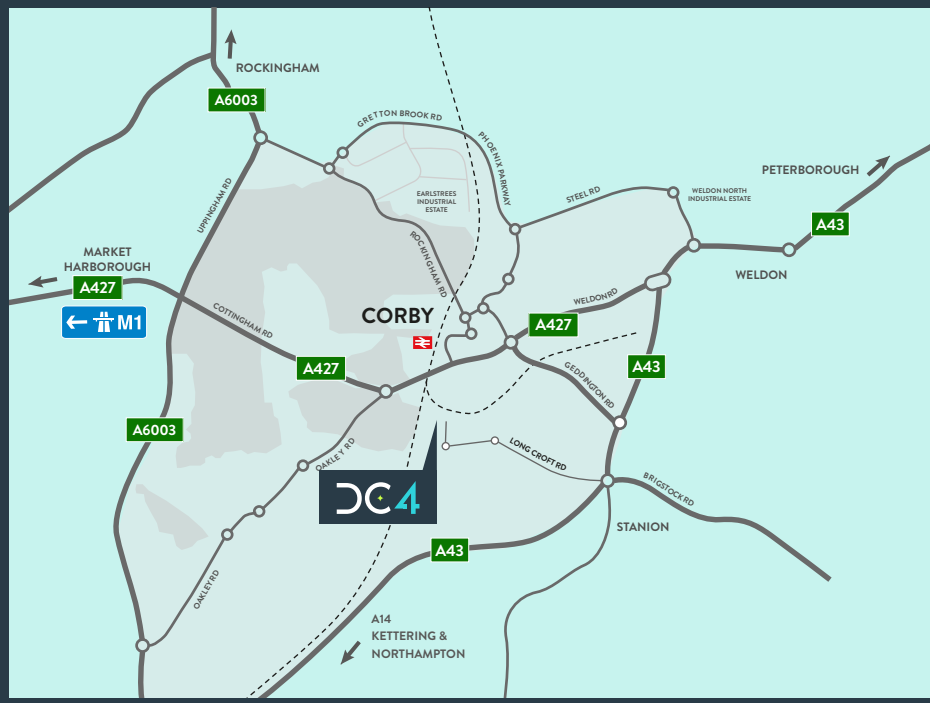
ROAD	Distance
A43	1 mile
Corby Railway Station	2.5 miles
A14	7 miles
M1 (J15)	20 miles
Birmingham	60 miles
London	90 miles

RAIL	Time
London St Pancras	75 mins

AIR	Distance
East Midlands Airport	46 miles
London Luton Airport	54 miles
London Stansted Airport	70 miles

FREIGHT	Distance
DIRFT	31 miles
London Gateway Port	108 miles
Felixstowe Port	113 miles





DC4 forms part of a well-established and highly active logistics cluster, with neighbouring occupiers including Wincanton, Tesco, CEVA and Iron Mountain, alongside major regional operators such as GXO, DHL, Amazon, CDW and Eddie Stobart.



Built for efficient operations

	Sq M	Sq Ft
Warehouse total	13,119.37	141,215.59
Ground floor office	461.62	4,968.83
First floor office	461.62	4,968.83
Total GIA	14,042.61	151,153.25

- Racking in situ was installed in 2022
- Previous occupier stored a mix of Euro and Chep pallets
- Racking height is approx 9.5m
- Current configuration can store a total of 17,800 pallets
- Marshalling area between the racking and loading dock is approx 14m
- The configuration could be easily changed to accommodate up to 40,000 pallets (1200w, 1000d, 1400h)
- Indicative racking layouts available through the agents





VIEW PHOTO GALLERY HERE





AVAILABLE NOW

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

SERVICES

The property benefits from mains drainage, electricity, water and gas services.

BUSINESS RATES

The property has a Rateable Value of £780,000.

EPC

Current EPC rating C(70).

VAT

VAT will be charged at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange a viewing please contact:

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