

All Enquiries  
**Saxon 78**

**78,500 sq ft (7,293 sq m)**  
**Warehouse and Logistics Unit**  
**Available from Q3 2025**

**SAXON  
PARK**

Great Folds Road, Oakley Hay, Corby, NN18 9ET



**Saxon 78** offers 78,500 sq ft (7,293 sq m) of extensively repurposed warehouse and logistics accommodation in the Golden Triangle with excellent access to the UK via the A14 to the M1/M6 and A1/M11 motorways.



# Accommodation

78,500 sq ft (7,293 sq m) warehouse accommodation available from Q3 2025

Existing facility which has been substantially repurposed to include new cladding, 5 dock level loading doors, 2 level access doors and 1 EuroDock.

Saxon 78	Sq ft	Sq m
Warehouse	74,572	6,928
First Floor Office	3,928	365
<b>Total</b>	<b>78,500</b>	<b>7,293</b>

Indicative GIA

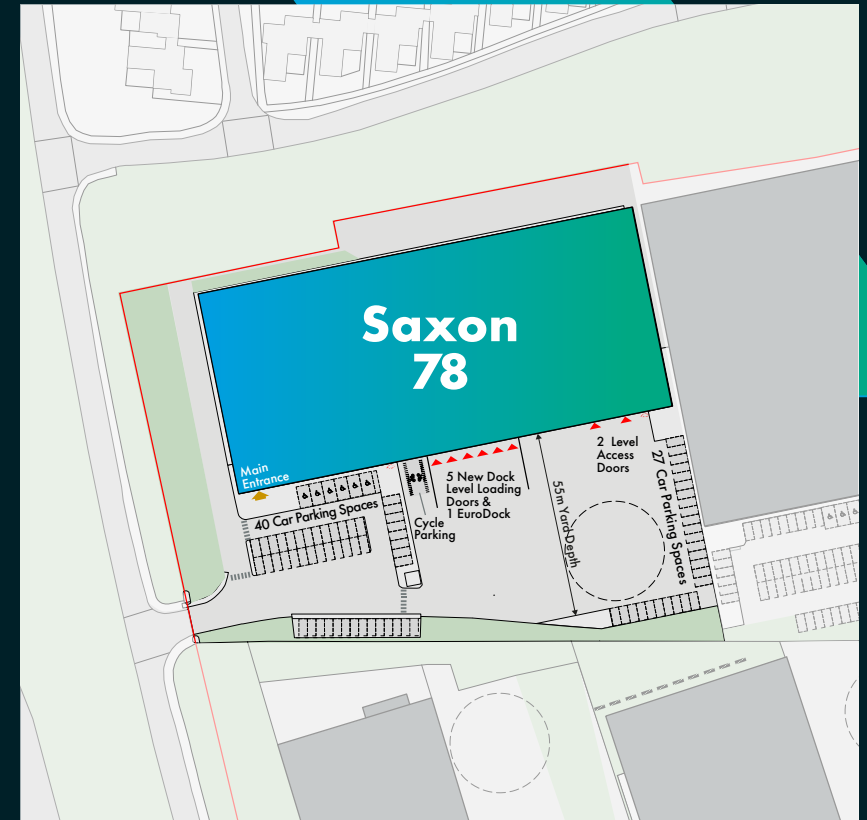


Indicative warehouse aerial

## Planning Use
















Use Class B2 (General Industrial) & B8 (Storage or Distribution)

[Download Plan](#)



Indicative layout plan

# High quality specification

-  50kN/m<sup>2</sup> Floor Loading
-  5 Dock Level Loading Doors & 1 EuroDock
-  2 Level Access Doors
-  10% Roof Lights
-  55m Yard Depth
-  12.5M Clear Height
-  First Floor Offices
-  600 KVA Power Supply with Potential to Increase
-  Target EPC Rating A+
-  PV Installation
-  24/7 Operation
-  67 Car Parking Spaces (Plus Cycle Parking)
-  4 Electric Vehicle Charging Spaces
-  Secure Yard with Sliding Access Gate
-  Fibre Connection

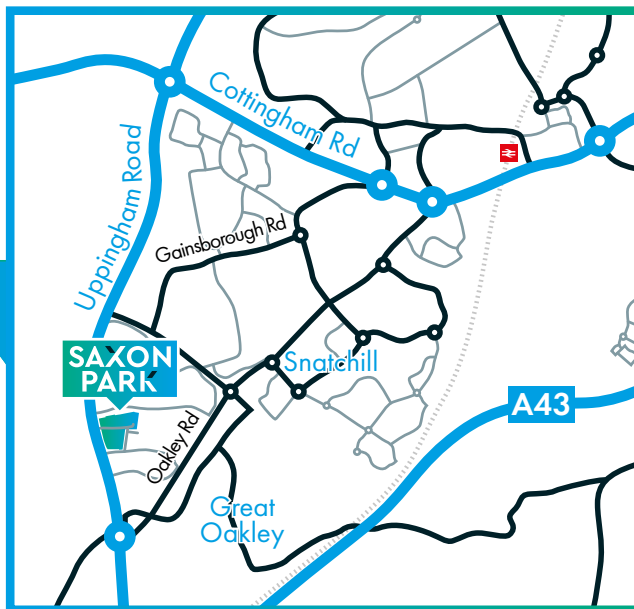
# AN ESTABLISHED INDUSTRIAL LOCATION WITH EXCELLENT CONNECTIONS

Saxon Park is situated on the Oakley Hay Industrial Estate, positioned approximately 4 miles south west of Corby Town centre and just 5 miles north of Kettering. The location benefits from excellent road accessibility via the A6003 (Dual Carriageway), which leads to the A14, providing links to the M1/M6 and A1/M11.

Corby train station is positioned on the Midland main line with a journey time to London (St. Pancras) of approximately 70 minutes.

Sat Nav: NN18 9ET

What three words: intent.sketching.started



A43	3 Mins	2 Miles
A14	8 Mins	5 Miles
M1 (J19)/M6	27 Mins	24 Miles
A1	30 Mins	19 Miles
Leicester	46 Mins	25 Miles
Birmingham	65 Mins	57 Miles



Birmingham Airport	59 Mins	50 Miles
East Midlands	58 Mins	56 Miles
London Luton Airport	71 Mins	58 Miles
London Stansted Airport	79 Mins	76 Miles



London St Pancras	70 Mins	-
Leicester	45 Mins	-
Nottingham	65 Mins	-



London Gateway	122 Mins	110 Miles
Port of Felixstowe	128 Mins	117 Miles
Immingham Docks	139 Mins	110 Miles

Source: Google Maps

# Further Information

## Terms

The unit is available freehold or via a full repairing and insuring lease, for a term of years to be agreed. Further information, including rent is available on request.

## Business Rates

To be re-assessed on completion of the refurbishment.

## VAT

We understand the property is elected for VAT.

## Legal Costs

Both parties to pay their own legal costs.

## Anti-Money Laundering

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

# Contact

For further information or to arrange a viewing, please contact our joint sole agents:



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