

All Enquiries
Saxon 129

129,300sqft (12,012sqm)

Warehouse and Logistics Unit

Available from Q3 2025

SAXON PARK

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



Saxon 129 offers 129,300 sq ft (12,012 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

129,300 sq ft (12,012 sq m) warehouse accommodation available from Q3 2025

Existing facility which has been substantially repurposed to include new cladding, 6 dock level loading doors and 2 level access doors.



Indicative warehouse aerial

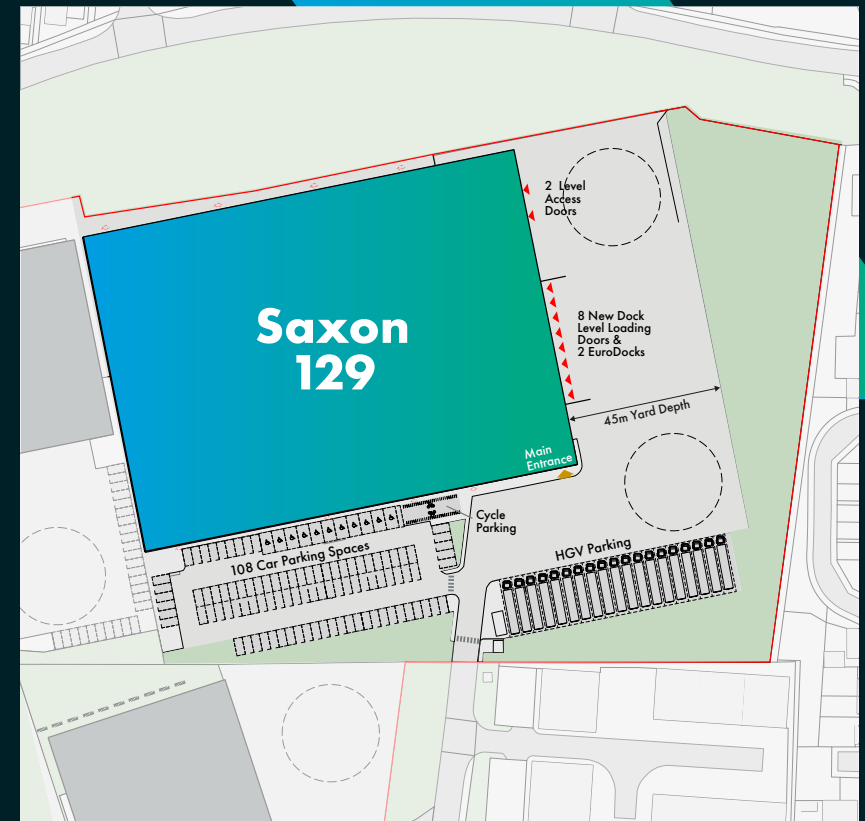
Saxon 129	Sq ft	Sq m
Warehouse	122,842	11,412
First Floor Offices	6,458	600
Total	129,300	12,012

Indicative GIA

Planning Use

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

[Download Plan](#)



Indicative layout plan

High quality specification

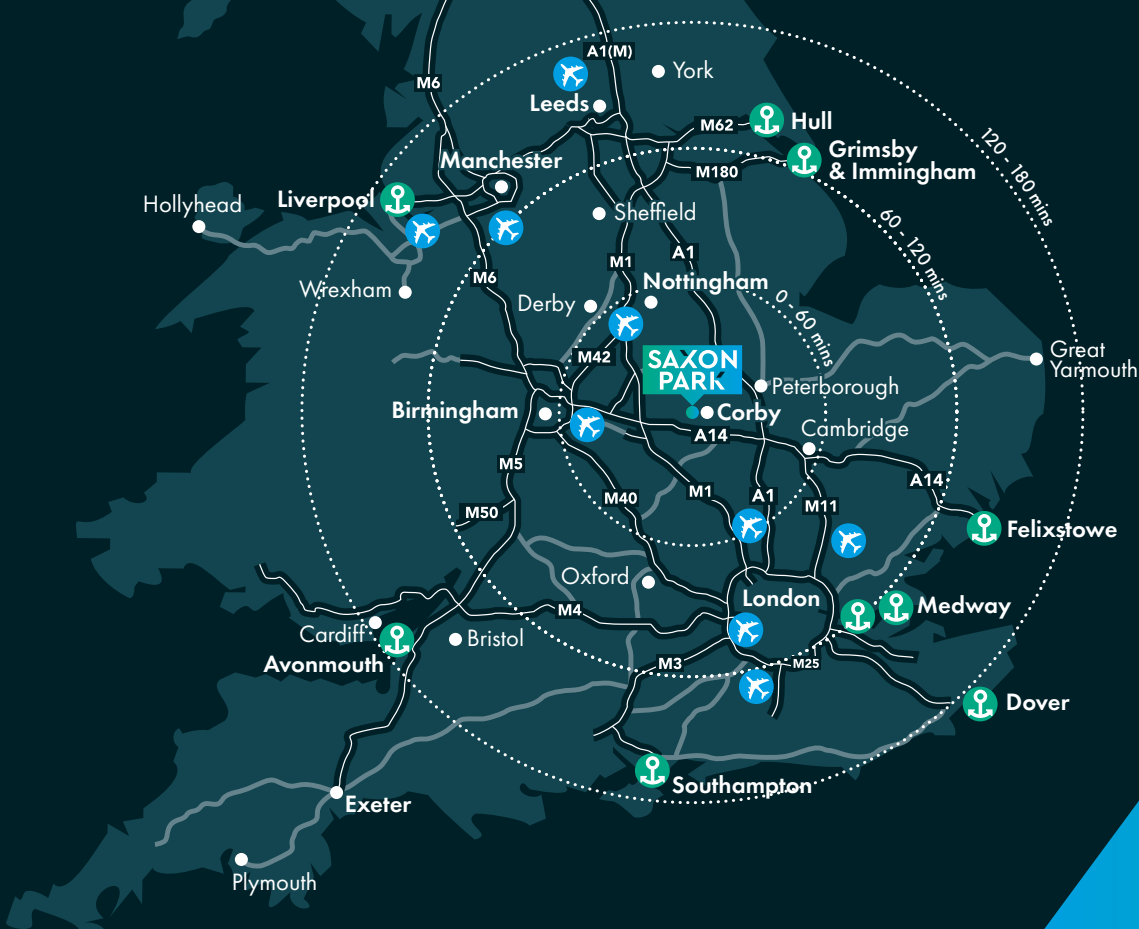
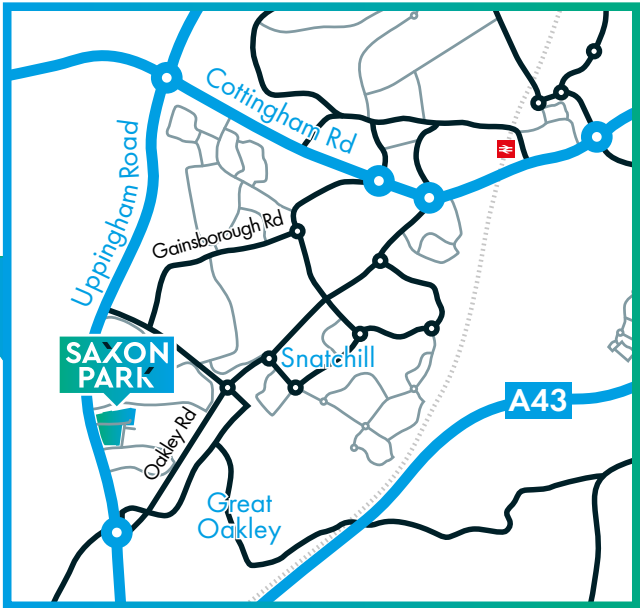
 50kN/m ² Floor Loading	 6 Dock Level Loading Doors & 2 EuroDocks	 2 Level Access Doors	 45m Yard Depth	 12.5M Clear Height
 First Floor Offices	 1 MVA Power Supply with Potential to Increase	 Target EPC Rating A+	 PV Installation	 24/7 Operation
 108 Car Parking Spaces (Plus Cycle Parking)	 6 Electric Vehicle Charging Spaces	 19 HGV Parking	 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



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



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 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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