

# EVO 60

**CORBY**

Sallow Road NN17 5JX  
**Corby | Northamptonshire**

# CORBY

## To Let

61,060 sq ft (5,673 sq m)  
Warehouse/Industrial

Available Now

## KEY HIGHLIGHTS



**BEST IN CLASS  
SUSTAINABLE  
WAREHOUSING**



**BREEAM  
EXCELLENT**



**EPC  
A+**



**EXCELLENT  
POWER  
SUPPLY**





# LOCATION



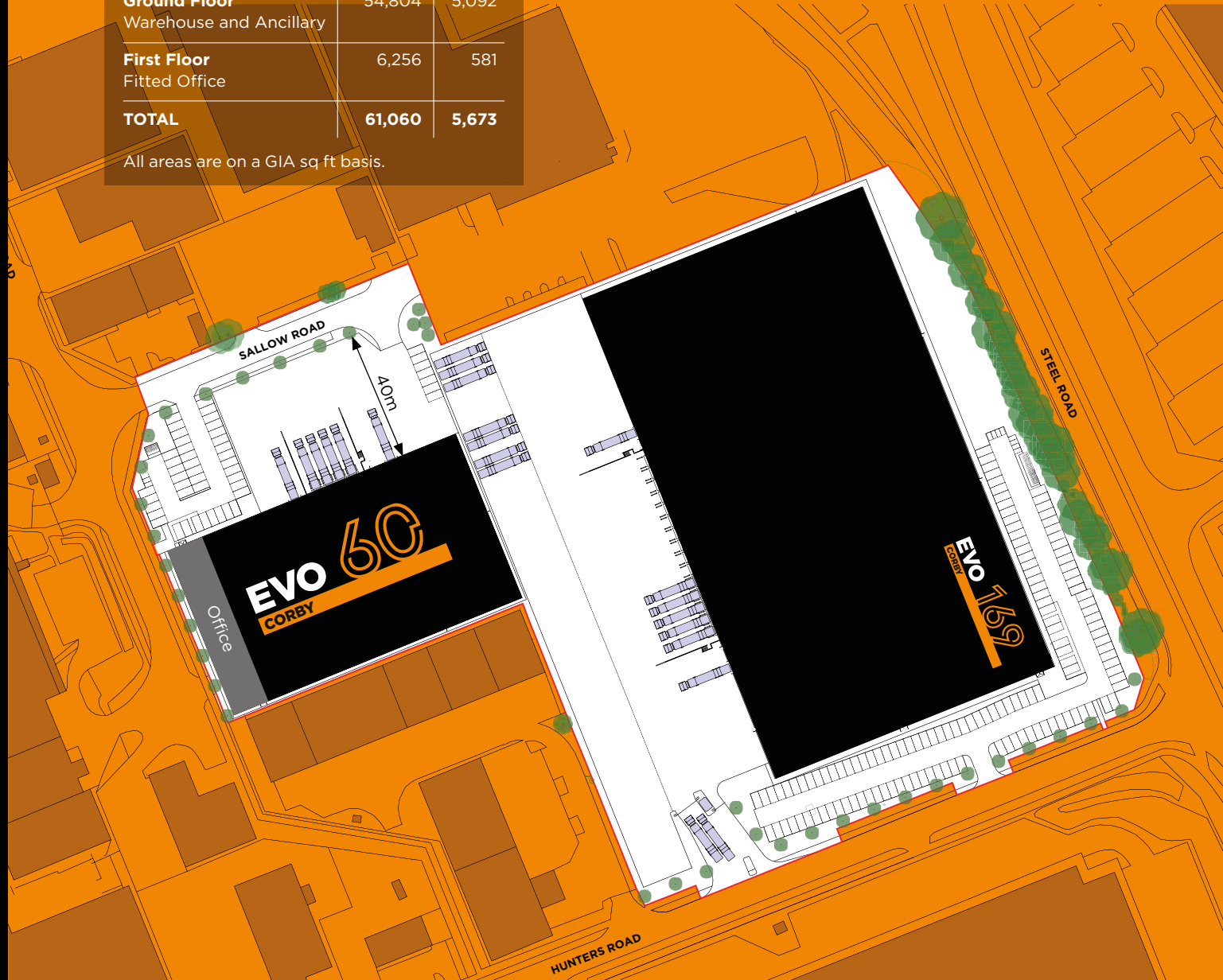
- EVO Corby 60 is on Sallow Road at its junction to the A6116.
- Evo Corby is a great central location with easy access to the midlands and the north.
- Evo Corby has immediate access to the A43, is only 11 miles to the A14, and 28 miles from Junction 19 of the M1.
- The Port of Felixstowe and Heathrow airport are both within 2 hours drive.
- About 87% of the UK population is within a 4.5 hour HGV drive of Northampton.



# ACCOMMODATION

EVO 60	Sq ft	Sq m
Ground Floor Warehouse and Ancillary	54,804	5,092
First Floor Fitted Office	6,256	581
TOTAL	61,060	5,673

All areas are on a GIA sq ft basis.

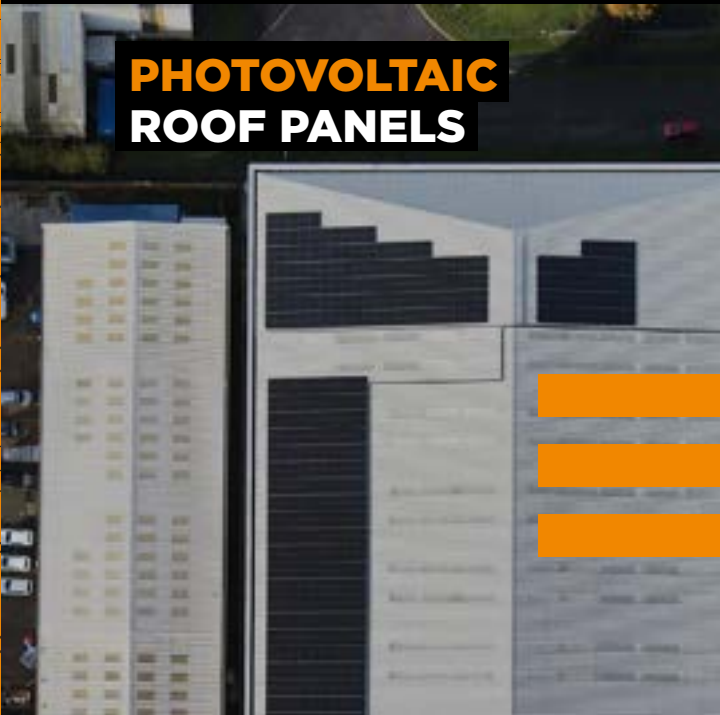


## PLANNING USE

E(g), B2 and B8 (industrial and warehouse) with ancillary trade uses included.

## TERMS

Available to lease on terms to be agreed. A sale of the freehold will also be considered.



## PHOTOVOLTAIC ROOF PANELS





12.5m  
**EAVES HEIGHT**  
(that's the equivalent of 6 x Peter Crouch)

50kN  
PER SQ M  
**FLOOR LOADING**

# SPECIFICATION

## KEY FEATURES



**GRADE A  
FULLY FITTED FIRST  
FLOOR OFFICES**

**RAISED ACCESS FLOORS  
COMFORT COOLING  
HIGH SPEED FIBRE BROADBAND  
LED LIGHTING WITH PIR SENSORS**

49 **CAR  
PARKING  
SPACES**



6 **EV CHARGING  
POINTS**







**PACKED  
FULL OF  
FEATURES!**



# SUSTAINABILITY



We know you want a building with low running costs and a low carbon footprint.

EVO Corby 60 is **BREEAM Excellent** and **Net Zero Carbon** in operation, so will boost your green credentials whilst reducing your environmental impact. We have an **EPC A+ rating** for energy performance, making it our first net zero carbon building in operation. We've used recycled materials, installed solar roof panels and car chargers, and flooded the warehouse with natural light. The offices are ready to fit out and a raised floor makes hardware installation easy.

**“CLEAN, GREEN  
AND LEAN  
(NOT MEAN)”**



**LED LIGHTING  
WITH PIR  
SENSORS**



**RECYCLED  
MATERIALS**



**GREEN  
BREAKOUT  
AREA**



**PHOTOVOLTAIC  
ROOF  
PANELS**



**RAINWATER  
HARVESTING**



**SECURE CYCLE  
STORAGE  
FOR 18 CYCLES**



**13%  
WAREHOUSE  
ROOF LIGHTS**



**6 EV  
CHARGING  
SPACES**



# OUR AGENTS



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2024.

 **PineBridge**  
INVESTMENTS