

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



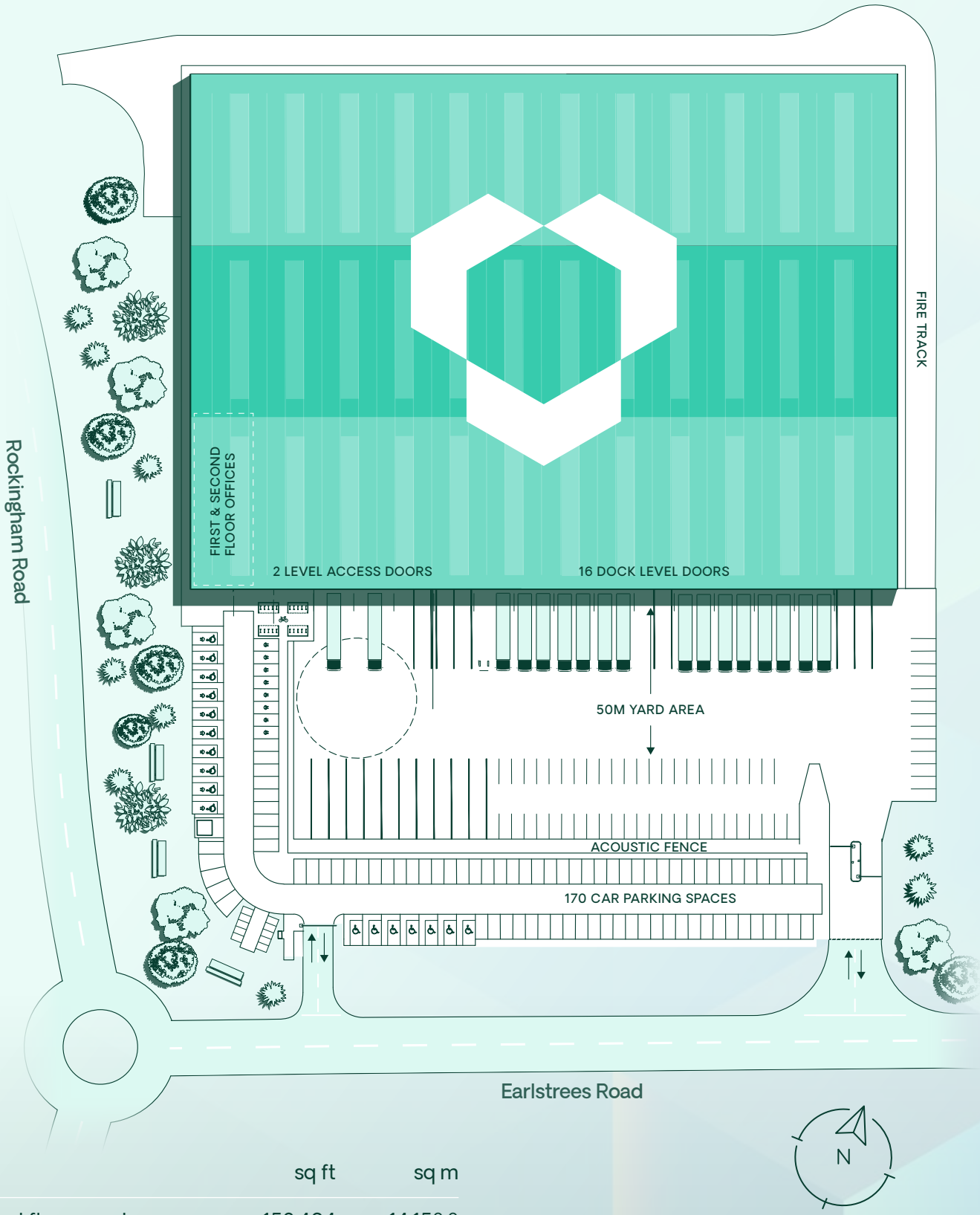
A prominent, and established unit on the Earlstrees Industrial Estate.

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.



ROCKINGHAM 161





	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

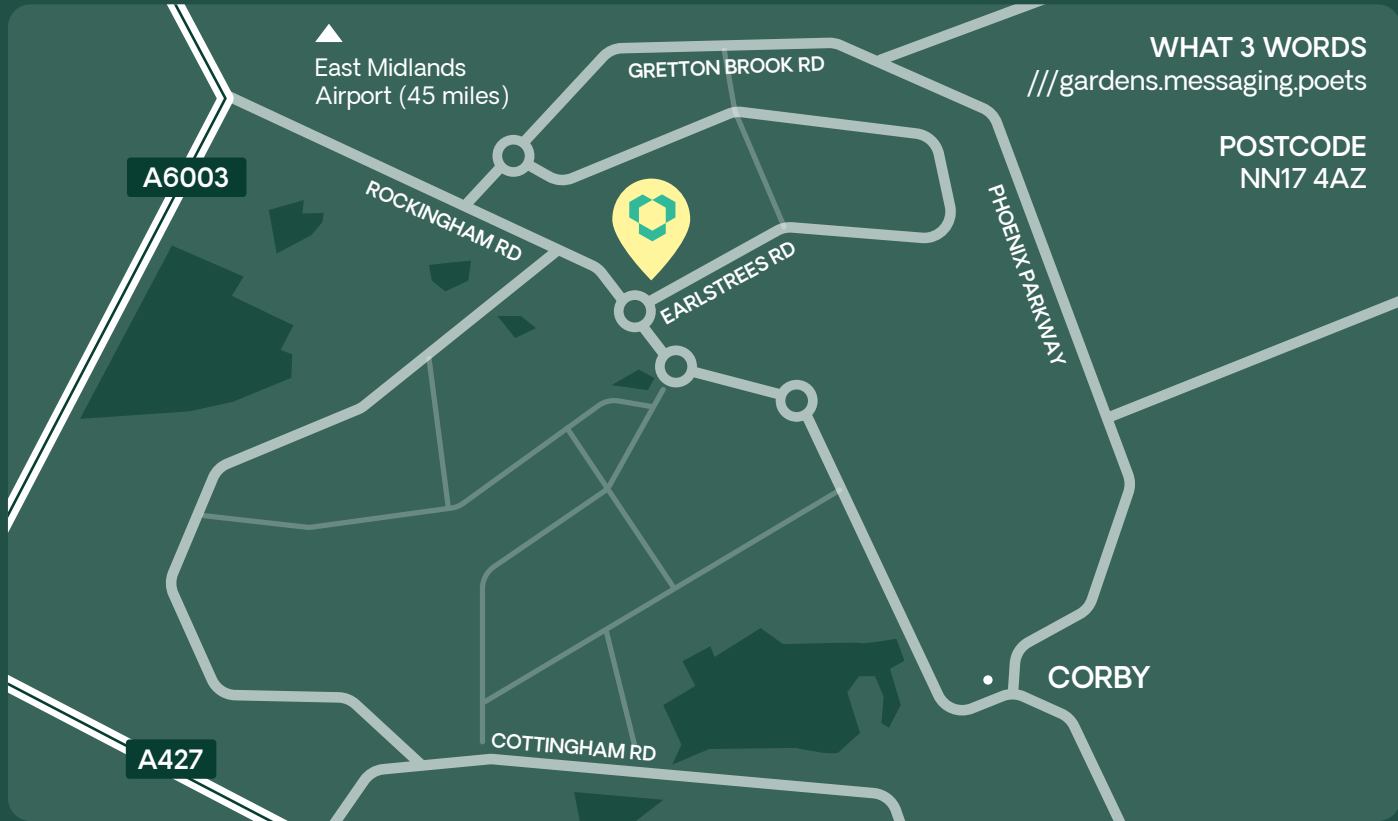
BREEAM Very Good



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	



ROCKINGHAM 161



For more information, please contact one of our agents:

NEWMARK

Charles Spicer
+44 7949 864 103
charles.spicer@nrmk.com

Sebastian Moseley
+44 7825 868 943
sebastian.moseley@nrmk.com

Daniel Rudd
+44 7795 539 308
daniel.rudd@nrmk.com

prop-search.com

Richard Baker
+44 7725 834 136
richardbaker@prop-search.com

Ian Harman
+44 7725 834 141
ianharman@prop-search.com

CUSHMAN & WAKEFIELD

Tom Kimbell
+44 7920 005 471
tom.kimbell@cushwake.com

James Harrison
+44 7775 905 415
james.harrison@cushwake.com

Now managed by



MISREPRESENTATION ACT: The joint agents give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of the joint agents has any authority to make any representation of warranty whatsoever in relation to this property.