

AVAILABLE
FOR EARLY
ACCESS



BRACKMILLS
- GATEWAY -

UNIT BG180 | 180,826 SQ FT LAST REMAINING UNIT



LAST UNIT
REMAINING
BG180



NORTHAMPTON - M1 / J15
WWW.BRACKMILLSGATEWAY.CO.UK

STRATEGIC LOCATION / HIGH-SPECIFICATION



BG180

Warehouse 162,696 sqft
Office (2 story) 18,130 sqft
TOTAL 180,826 sqft

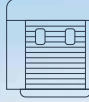
*INDICATIVE CGI



Clear Height
18m


Floor Loading
50m/m²


Car Parking
142


HGV Parking
27


Docks
18


Level Access
02


Cycles
34


Motorcycles
08



BEST IN CLASS BUILDING FOR SUSTAINABILITY INITIATIVES

Approx. **347kVA** power generated from solar panels

Target EPC rating A+

BREEAM Outstanding

Warehouse roofs are 'solar-ready'

EV charging: 20% installed / 100% passive

Solar thermal hotwater system

Air Tightness to 1.5m³/hr/m²

Rainwater Harvesting

Net Carbon Zero



Power - 800kVA

55m yard

Floor loading 50 kN/m²

Clear height 18m

12% Rooflights

Gatehouse



Comfort cooling to offices

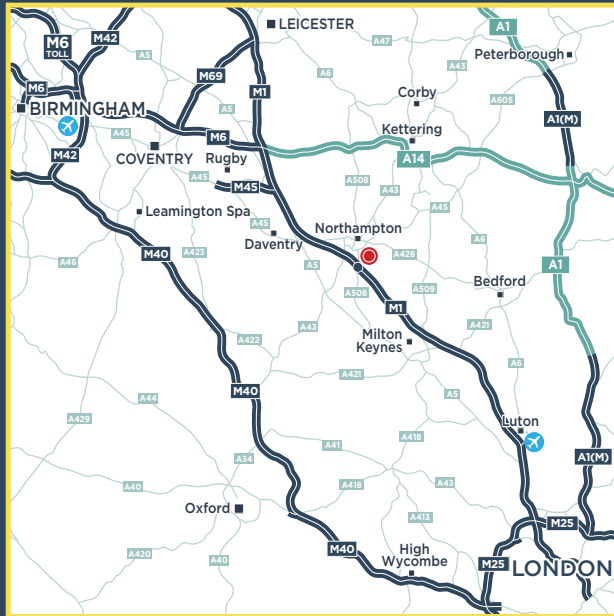
Smart control LED lighting

Fully raised floors



LOCATION

DRIVE TIMES



DESTINATION	DISTANCE	TIME
M1 Junction 15	3 miles	10 mins
M1 Junction 16	8.3 miles	21 mins
Milton Keynes	18 miles	32 mins
DIRFT	20 miles	38 mins
M1/M6 Interchange	24 miles	45 mins
Coventry	35 miles	1 hr
M1/M25 Interchange	46 miles	1 hr 20 mins
Birmingham	55 miles	1 hr 37 mins
East Midlands Airport	57 miles	1 hr 37 mins
Felixstowe Port	123 miles	3 hrs 39 mins



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Misrepresentation Act:

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