

THREE NEW DISTRIBUTION UNITS 180,826 / 252,883 / 387,903 SQ FT





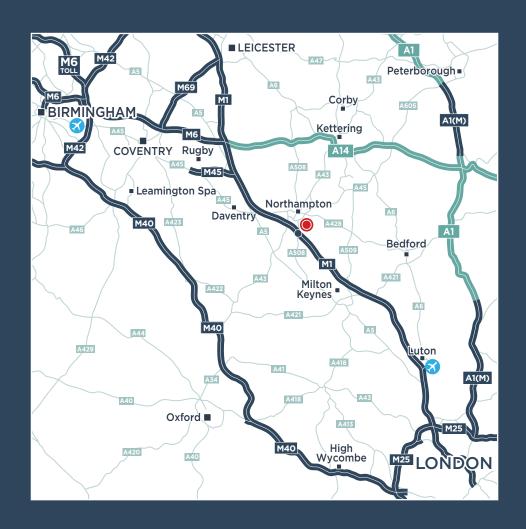
STRATEGIC LOCATION

The site is located on the northern edge of Brackmills Industrial Estate adjacent to the A428 and less than 0.5 miles from the A45. The A45 links directly to Junction 15 of the M1 (3 miles) to the West and the A14 in the East.



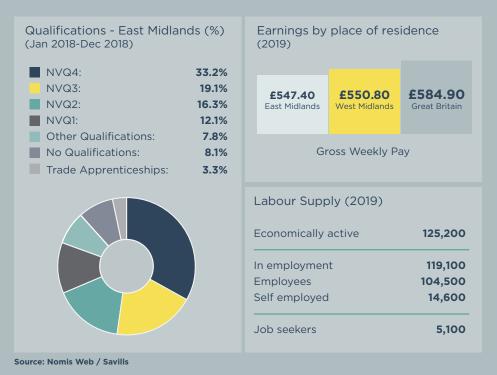
CONNECTED

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



DEMOGRAPHICS

Northampton is an established distribution and manufacturing location and is home to many international businesses which are attracted to the area by its favourable demographics.





STRATEGIC LOCATION / HIGH-SPECIFICATION







55m yards

Clear height 18m

Floor loading 50 kN/m²

12% Rooflights

Gatehouse







Target EPC rating A+

Warehouse roofs are 'solar-ready'

Net Carbon Zero

Air Tightness to 1.5m³/hr/m²

Rainwater Harvesting

Solar thermal hotwater system

EV charging: 20% installed / 100% passiv



Comfort cooling to offices

Smart control LED lighting

Fully raised floors





BG-180

Warehouse
Office (2 story)
TOTAL

162,696 sqft 18,130 sqft **180,826 sqft**



Clear Height

18m



Floor Loading
50m/m²



Car Parking **142**



HGV Parking

27



Docks 18



02



96

Motorcycles

08





BG-387

Warehouse Office (2 story) Hub Office **TOTAL**

365,683 sqft 18,090 sqft 4,130 sqft 387,903 sqft



















02

72

13





Brackmills covers an area of 3.9sq km of industrial warehouse, office and amenity space



Currently home to 180 companies, employing approx 13,000 employees



£640,000 investment in supporting a new bus service including shift times and weekend services



Dedicated full time Community Police Officer on site





CCTV & ANPR cameras installed on site creating a safer environment



Estate amenities include cafés, archery and shooting ranges



made into the estate including protecting grass verges and targeted winter gritting



Maintained green space, cycle routes, footpaths and new large capacity bins installed throughout the estate



Three on site 'Cycle CoNNect' hubs enabling commuters an easy cycle hire alternative





AGENTS:



Tom Kimbell: 07920 005 471 tom.kimbell@cushwake.com

Cameron Mitchell: 07392 092 534 cameron.a.mitchell@cushwake.com



Charlie Spicer: 07972 000 105 caspicer@savills.com

John Madocks Wright: 07807 999 635

jmwright@savills.com

Richard Sullivan: 07799 413 721 rsullivan@savills.com

WWW.BRACKMILLSGATEWAY.CO.UK

DEVELOPMENT PARTNERS:



