



AVAILABLE
NOW

UNIT BG180 | 180,826 SQ FT LAST UNIT REMAINING

LET

LAST UNIT
REMAINING
BG180

LET

A428

NORTHAMPTON - M1 / J15 | NN4 7DT
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STRATEGIC LOCATION / HIGH-SPECIFICATION



BEST IN CLASS BUILDING FOR SUSTAINABILITY INITIATIVES

Additional power of c.347kva
available by solar panel
generation

EV charging:
20% installed / 100% passive

Solar thermal hotwater system

Air Tightness to 1.5m³/hr/m²

Rainwater Harvesting

EPC rating A+

BREEAM Outstanding

Warehouse roofs
are 'solar-ready'

Net Carbon Zero



Power - 800kVA

55m yard

Floor loading 50 kN/m²

Clear height 18m

18 Dock Doors

2 Level Access

12% Rooflights

Gatehouse



Comfort cooling to offices

Smart control
LED lighting

Fully raised floors

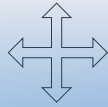


BG180

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



Clear Height
18m



Floor Loading
50m/m²



Car Parking
142



HGV Parking
27



Docks
18



Level Access
02



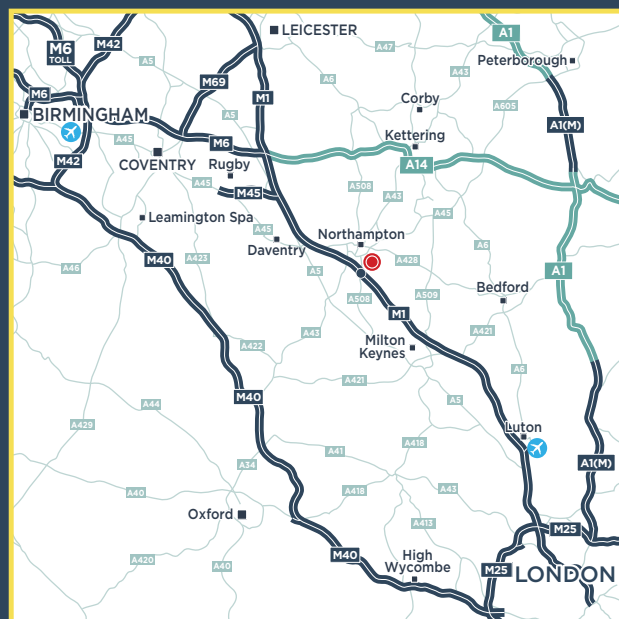
Cycles
34



Motorcycles
08



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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DEVELOPMENT PARTNERS:



Misrepresentation Act:

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