

BRACKMILLS 320

320 Gowerton Road, Brackmills
Industrial Estate, Northampton, NN4 7BJ

TO LET - 312,831 SQ FT
Available on Flexible lease terms



BRACKMILLS 320, GOWERTON ROAD, NORTHAMPTON

Description

Developed in 1990, Brackmills 320 extends to approximately 312,831 sq ft (29,063 sq m) of warehousing with ancillary offices over 2 floors (2.9% office content).

In addition the property benefits from the following key characteristics:



10.15M
CLEAR INTERNAL
HEIGHT



15 GROUND
LEVEL LOADING
DOORS



122 CAR PARKING
SPACES



90 HGV PARKING
SPACES



UP TO 56.0M
MAX YARD
DEPTH



HGV & PEDESTRIAN
SECURITY
GATEHOUSES



TWO
STOREY OFFICE
ACCOMMODATION



EXISTING
E & B8 PLANNING
CONSENT

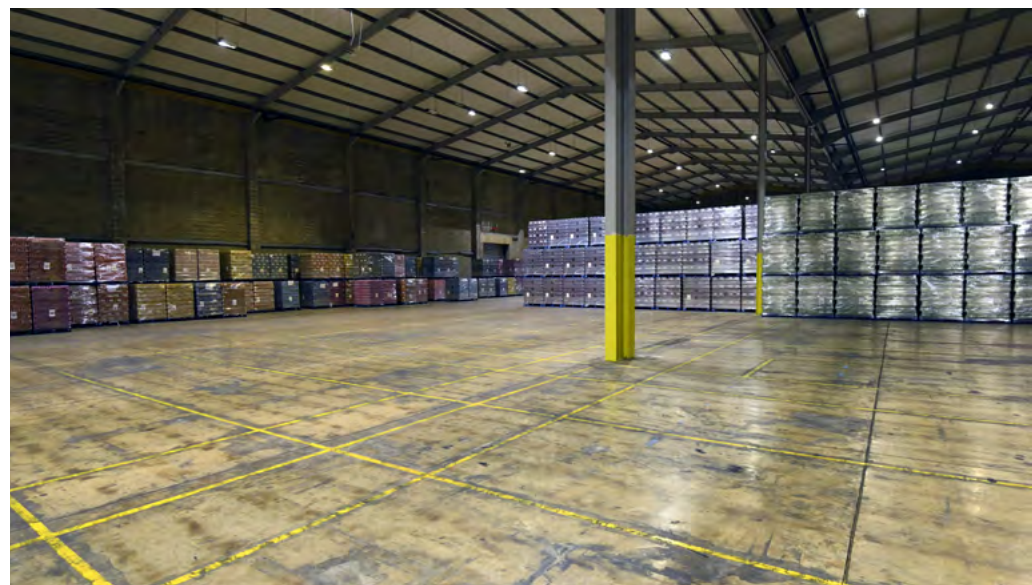
AREA (GIA)	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	266,450	24,754
Office Accommodation (Ground & 1st)	8,547	794
Total	274,996	25,548
Canopied Area	37,835	3,515
Total Area	312,831	29,063





IN GOOD COMPANY

- | | | | |
|---------------------------|-----------------------------|-----------------------------|-------------------|
| 1. DHL | 7. Cygnia Logistics Limited | 13. Decathlon | 19. GXO Logistics |
| 2. Travis Perkins | 8. Wickes | 14. Uniserve | 20. ID Logistics |
| 3. Stanley Black & Decker | 9. ASDA | 15. Great Bear Distribution | 21. Dachser |
| 4. Speedy Freight | 10. ILG Logistics | 16. Maritime Transport | 22. Dachser |
| 5. ILG Logistics | 11. DSV | 17. Autoglass | |
| 6. OASIS Group | 12. Active Ants | 18. C Butt Limited | |



BRACKMILLS 320

AML

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT

All terms quoted are exclusive of VAT.

CONTACT

Site inspections are strictly by prior appointment, arranged through BNP Paribas Real Estate and Apex Real Estate.

LEGAL COSTS

Each party to bear their own legal costs.

TENURE

The property is available by way of a new FRI lease. Flexible lease terms considered.

RENT

Available upon request.

EPC

The subject premises has an existing EPC of C55. A copy of the Energy Performance Certificate is available on the datasite.



**BNP PARIBAS
REAL ESTATE**

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