

ONE RAVENS WAY

CROW LANE INDUSTRIAL ESTATE , NORTHAMPTON , NN3 9UD

TO LET



63,695 SQ FT

The property fronts Ravens Way on the popular Crow Lane Industrial Estate , backing onto the A45, 4.5 miles east of Northampton town centre and 7 miles north east of Junction 15 M1.

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1. Synergy Retail Support Ltd
2. Smurfit Kappa
3. Booker
4. Royal Mail
5. Thunderpole
6. Wolseley
7. Midshires Electrical



The property provides the following approx. gross internal area:

Warehouse & ancillary showroom /welfare	60,637 sq ft	5,633 sq m
First floor offices	3,058 sq ft	284 sq m
Total	63,695 sq ft	5,917 sq m

A prime logistics hub with excellent transport links to the M1 & A14 via the A45.



Smurfit Kappa

ONE
RAVENS WAY

Royal Mail

BOOKER

A45

M1
10 minutes

FEATURES



Modern distribution facility
refurbished 4 years ago



2 Dock level loading doors



5 Level access loading doors



Min eaves 6.5m



LED lighting



250 KVA



Secure site



Loading yard extending to 40m



Recently fitted offices



48 car parking spaces



EPC

C-57

VAT

The property is elected for VAT.

RENT

On application.

TERMS

The property is available on an assignment of the current lease expiring in 2031.

Alternatively a new lease is available by arrangement.





Viewing and further information:



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