



## Design House

Caswell Road, Brackmills Industrial Estate, Northampton, NN4 7PW

**FOR SALE OR TO LET**  
**Industrial building from**  
**28,000 sq ft ground floor**  
**footprint to 36,578 sq ft**  
**including first floor areas**

**28,000 to 36,578 sq ft**  
(2,601.29 to 3,398.21 sq m)

- Fast road access to M1 Junction 15
- Carpark and separately accessed HGV yard
- Roof mounted solar panels
- 4 x loading doors
- Flexible use first floor offices and mezzanine can stay or go as required
- EPC Rating of B

# Design House, Caswell Road, Brackmills Industrial Estate, Northampton, NN4 7PW

## Summary

<b>Available Size</b>	28,000 to 36,578 sq ft
<b>Rent</b>	£9 per sq ft
<b>Price</b>	Offers in the region of £3,500,000
<b>Rates Payable</b>	£2.67 per sq ft Estimate
<b>Rateable Value</b>	£194,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (50)

## Description

A modern detached headquarters industrial facility, constructed into 1997 and extended in 2005, the property provides two clear span production/warehousing sections plus fully fitted headquarters-grade office accommodation including an impressive double height glazed entrance. The property has generous on site car parking, a separately accessed gated yard, 4 x loading doors and a 6.6m internal eaves height. A mezzanine was installed by the previous tenant and can be utilised or removed prior to lease as required to fit the specific needs of the new tenant. Design load for the mezzanine is 4.8kN/m<sup>2</sup>. Furthermore, the first floor office section can also be adapted or partly removed to tailor the building exactly to the occupier's specific needs.

The property benefits from Solar PVs which have a import capacity of 78Kva and 78KW export. The property has a future-proofed EPC Rating of B.

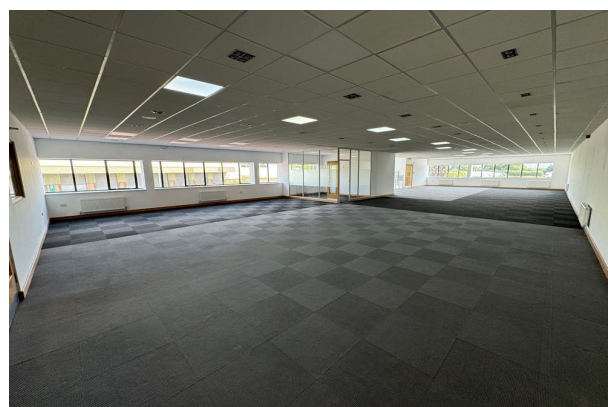
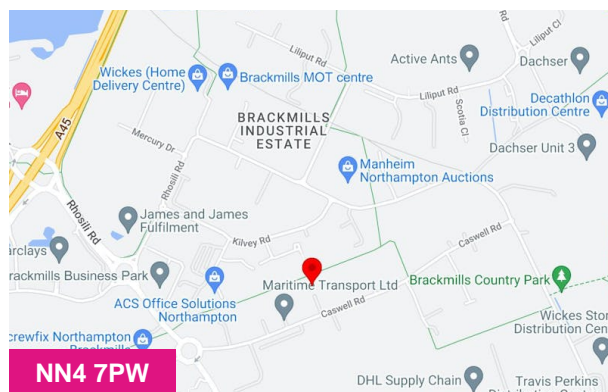
## Location

The subject premises is located on the corner of Caswell Road and Reynoldston Close in the heart of the nationally significant Brackmills Industrial Estate, to the South East of Northampton town centre. Brackmills Industrial Estate benefits from excellent road communications with the A45 dual carriageway adjoining the M1 Motorway at Junction 15 and the A14 at Junction 13. Northampton Railway Station is located 2 miles away, with trains to both London Euston and Birmingham New Street. Journey times of approximately 1 hour to both destinations. Birmingham International Airport is located 52.3 miles (approximately 1 hour drive) via the M1 & M6 motorways.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Factory/Warehouse	22,175	2,060.12	Under Offer
Ground - Reception, Welfare, Light production, packing, offices	5,934	551.29	Under Offer
1st - Open plan offices	5,288	491.27	Under Offer
Mezzanine - Storage, Showroom, Workroom, Offices (to be removed if not required)	3,178	295.25	Under Offer



## Viewing & Further Information



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Redress Scheme Notice - Hadland Chartered Surveyors is a member of The Property Ombudsman (TPO) redress scheme. If you have a complaint that cannot be resolved with us, you can refer it to TPO at [www.tpos.co.uk](http://www.tpos.co.uk)  
Generated on 24/09/2025

# Energy performance certificate (EPC)

Design House Caswell Road Brackmills Industrial Estate Northampton NN4 7PW	Energy rating	Valid until: <b>27 August 2034</b>
	<b>B</b>	Certificate number: <b>7180-9744-1625-5293-0719</b>

Property type	Offices and Workshop Businesses
Total floor area	3,932 square metres

## Rules on letting this property

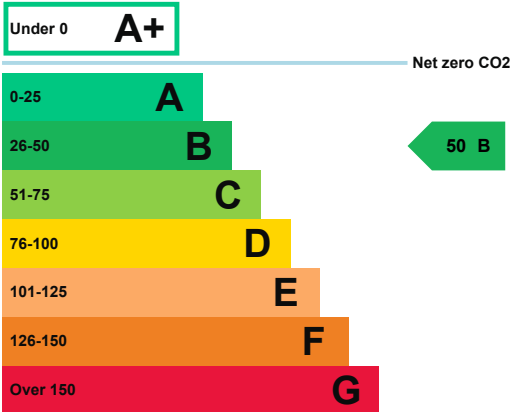
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>14 A</b>
If typical of the existing stock	<b>58 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	7.55
Primary energy use (kWh/m <sup>2</sup> per year)	61

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1489-9557-0325-6117-1237\)](/energy-certificate/1489-9557-0325-6117-1237).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Tracey Walsh
Telephone	07814667574
Email	<a href="mailto:tracey@nrg-zero.co.uk">tracey@nrg-zero.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008163
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Evergreen Living Ltd
Employer address	Suite G33 Bedford I-Lab, Stannard Way, Priory Business Park, Bedford MK44 3RZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2024
Date of certificate	28 August 2024

Caswell Road

