

UNDER REFURBISHMENT, AVAILABLE Q2 2026

# GP-1

# GRANGE PARK

INDUSTRIAL / WAREHOUSE UNIT TO LET

161,255 SQ FT (14,981 SQ M)

FULLY FITTED WITH RACKING, NEW LIGHTING,  
SPRINKLERS AND A DEDICATED GATEHOUSE



NORTHAMPTON · NN4 5FB

# STRATEGICALLY LOCATED ADJACENT TO JUNCTION 15 OF THE M1

Grange Park is strategically located adjacent to Junction 15 of the M1, providing excellent road communication with easy access to London, the Midlands and beyond.

The Property is located in the heart of the Midlands, approximately 4 miles south of Northampton town centre, 70 miles north west of London and 50 miles south east of Birmingham.



SEGRO LOGISTICS PARK  
NORTHAMPTON

amazon

Yusen Logistics

A508

M1

M1 J15

GXO

amazon

A45

ID  
LOGISTICS



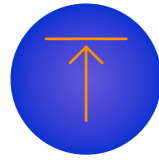
Yusen Logistics

Yusen Logistics

MY  
1st years

M1

# GRADE A, HIGH-SPEC DISTRIBUTION WAREHOUSE



13m  
Clear Height



18 Dock Access  
Loading Doors



2 Level Access  
Loading Doors



Target  
EPC A



50m  
Secure Yard



154 Car  
Parking Spaces



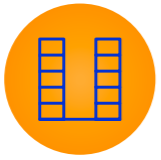
50 kN/M2  
Floor Loading



544 kVa  
Available



28 HGV  
Spaces



Racking Fitted  
14,463 Pallet Positions

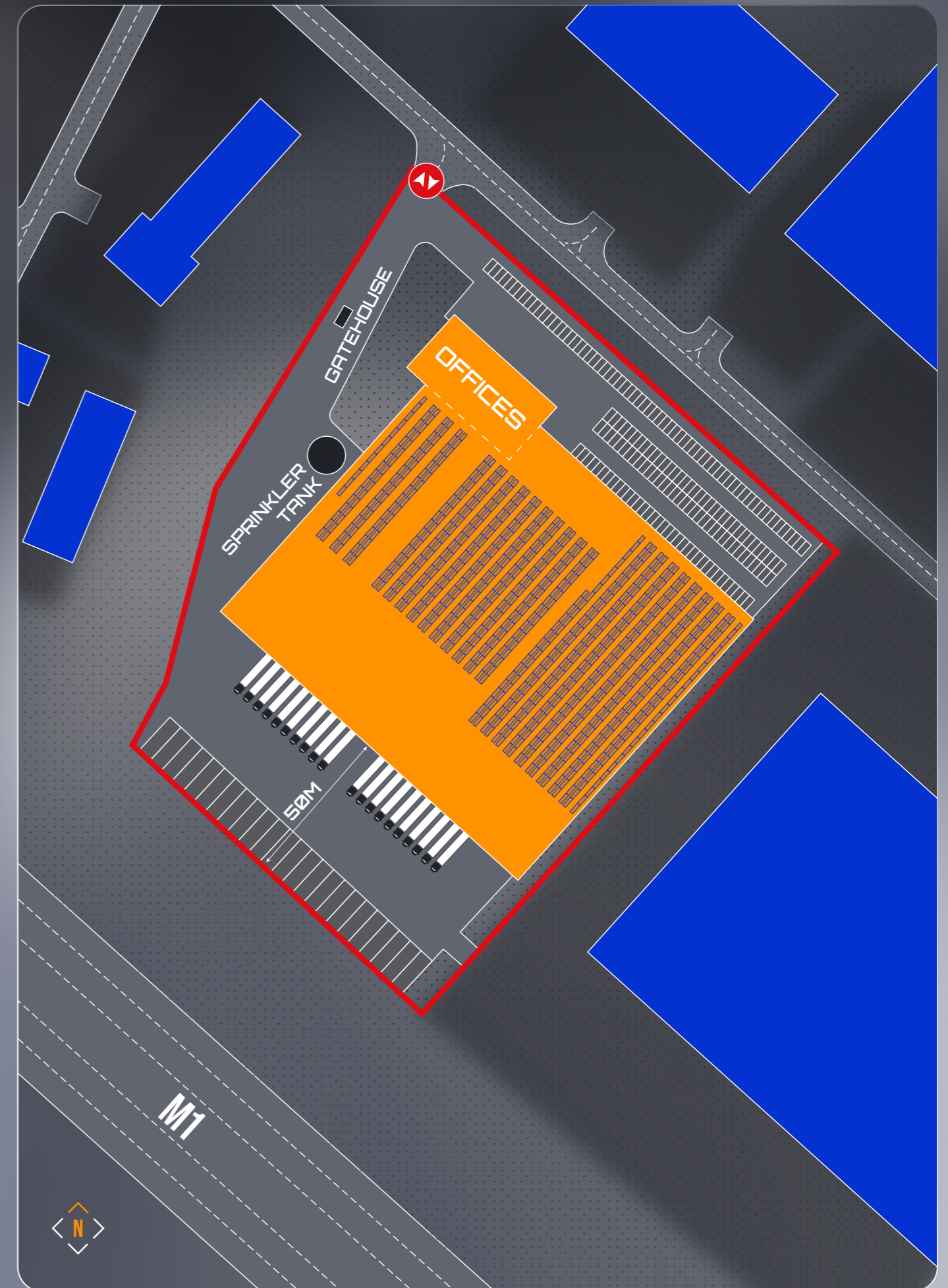


New  
Lighting



Sprinkler  
System

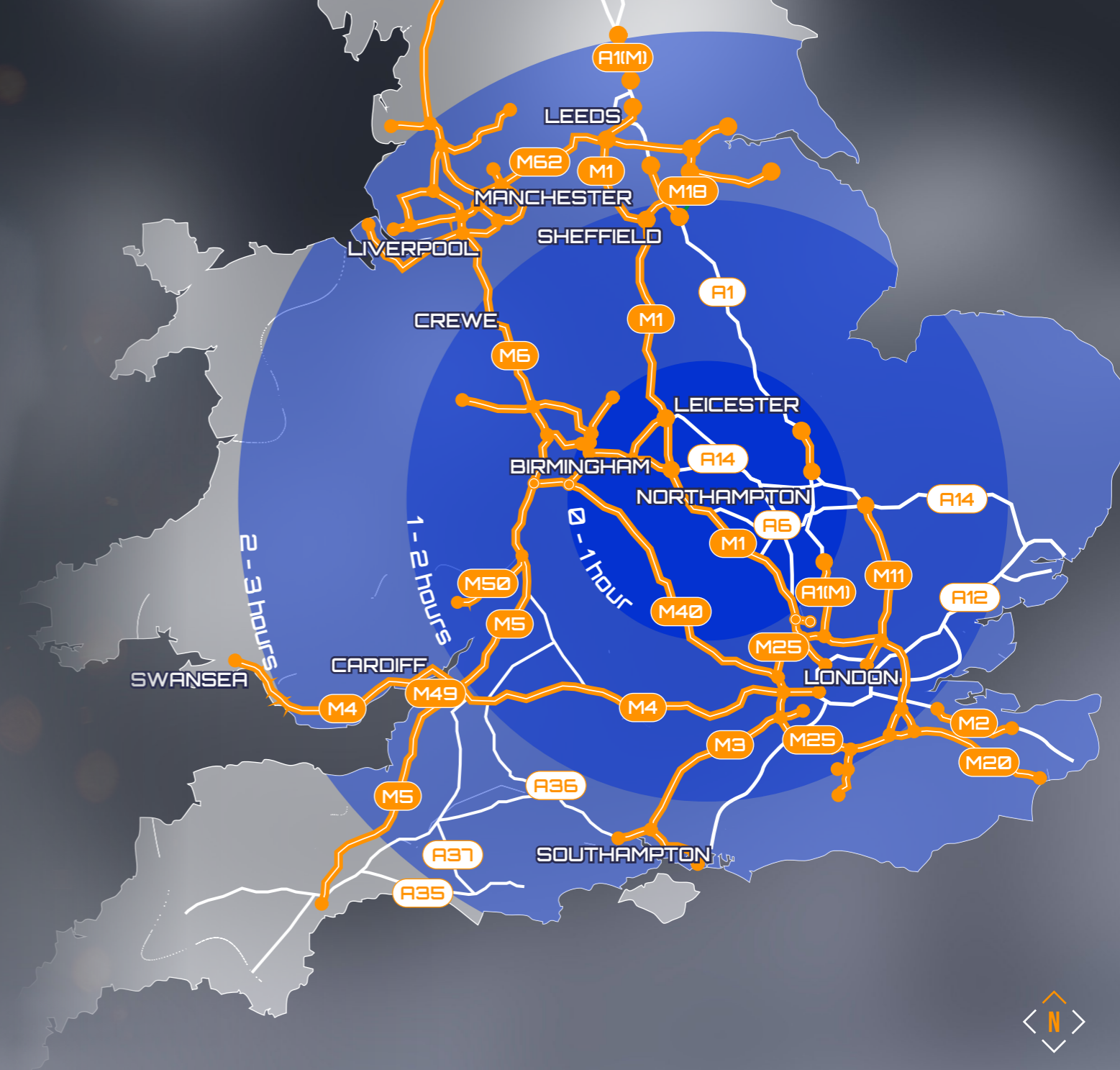
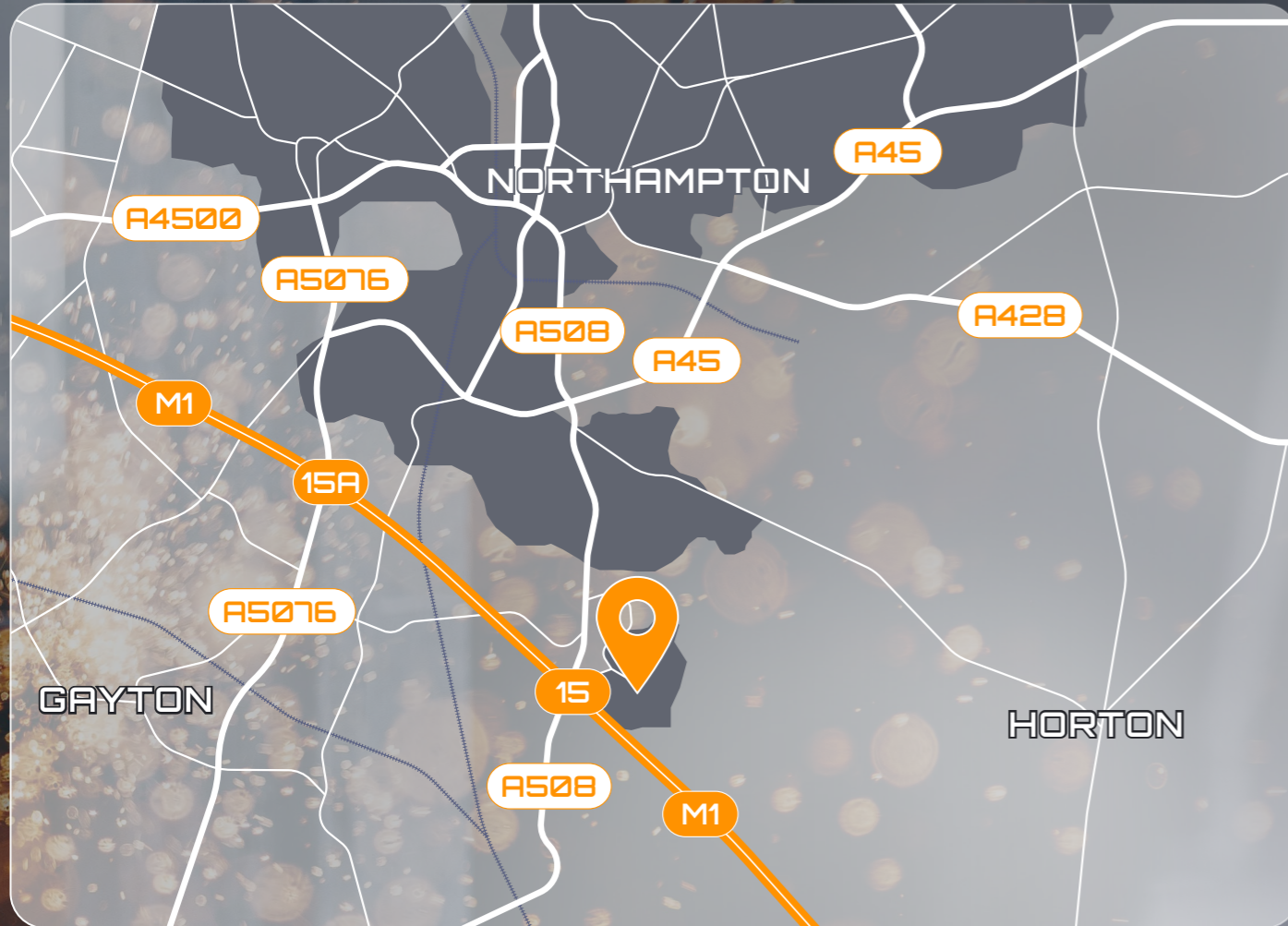
UNIT	SQ FT	SQ M
WAREHOUSE	150,982	14,026.7
GROUND FLOOR OFFICES	5,025	466.8
FIRST FLOOR OFFICES	4,910	456.2
GATEHOUSE	338	31.4
<b>TOTAL GIA</b>	<b>161,255</b>	<b>14,981.1</b>





# OVER 50 MILLION PEOPLE WITHIN A 3 HOUR DRIVE

Northampton offers exceptional connectivity at the heart of the UK logistics network. With direct M1 access and strong regional links, it is the ideal base for efficient distribution nationwide.



**18,800**

Manufacturing workers  
8.7% vs. 7.3% UK



**16,404**

Transport & storage workers  
7.6% vs. 5.8% UK



**217,286**

Economically active people within the local area



**957,703**

Consumers within 30 minutes drive time

## DRIVE TIMES

LOCATION	Mins	Miles	LOCATION	Mins	Miles
M1 J15	1	0.5	M25 J21	45	42
M45	16	15	BIRMINGHAM	60	55
M6 J1	22	21	LONDON	80	63
LUTON AIRPORT	40	35	HEATHROW	60	64

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## CONTACT

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