

# PINEHAM 63

NORTHAMPTON | NN4 9BX



Strategically located within the Golden Triangle of Logistics, Pineham 63 offers a high-quality, immediately available warehouse.

**What3Words**  
[///epic.sizes.unit](https://www.what3words.com/epic.sizes.unit)

**TO LET**

**IMMEDIATELY AVAILABLE  
FULLY FITTED INDUSTRIAL/WAREHOUSE UNIT  
63,484 SQ FT (5,897 SQ M)**

# AVAILABLE NOW — A MARKET-LEADING MID-BOX OPPORTUNITY

A HIGH-SPECIFICATION DETACHED INDUSTRIAL / LOGISTICS UNIT SITUATED WITHIN THE ESTABLISHED PINEHAM EMPLOYMENT AREA.



- > **63,484 sq ft** modern warehouse facility
- > **Fully fitted** with LED lighting, sprinklers and heating
- > **Fire and intruder alarms,** door entry system
- > Detached, **self-contained** secure site
- > **70m service yard** with excellent circulation
- > **Dock and level loading** provision
- > **Fully fitted office** and welfare accommodation
- > **Immediately available** for occupation

READY TO OCCUPY, FULLY FITTED FACILITY IN A PRIME LOGISTICS LOCATION

M1 JUNCTION 15A

M25 / LONDON

PINEHAM 63

MORRISONS

LEVIS

ROYAL MAIL

GXO

BMW

CONGLOM

MORRISONS

A14 / M6 / BIRMINGHAM

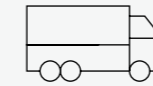


Pineham is an established and highly regarded logistics and employment location, positioned adjacent to **Junction 15A of the M1 motorway**.

# AT THE HEART OF UK LOGISTICS

Pineham is a highly successful distribution and employment park situated directly adjacent to Junction 15a of the M1. It is also close to the A43 and A45 primary Trunk Roads which offer access to both the M40 and A14.

It offers rapid connection to major airports including London's Heathrow, Luton and Stansted, as well as Birmingham and East Midlands. Northampton is also within easy reach of East Coast Ports such as Felixstowe, Harwich and Hull.



**ROAD**

M1 J15A	1 mile
M1/M6 Interchange	19 miles
Birmingham	53 miles
London	68 miles
Manchester	135 miles



**AIRPORTS**

Birmingham Int.	47 miles
East Midlands	52 miles
Luton	38 miles
Stansted	87 miles
London Heathrow	69 miles



**SEA PORTS**

London Gateway	97 miles
Felixstowe	126 miles
Humber Ports	149 miles
Dover	155 miles
Southampton	110 miles




  
70M SERVICE YARD

  
4 DOCK LEVELLERS

  
2 LEVEL ACCESS DOORS

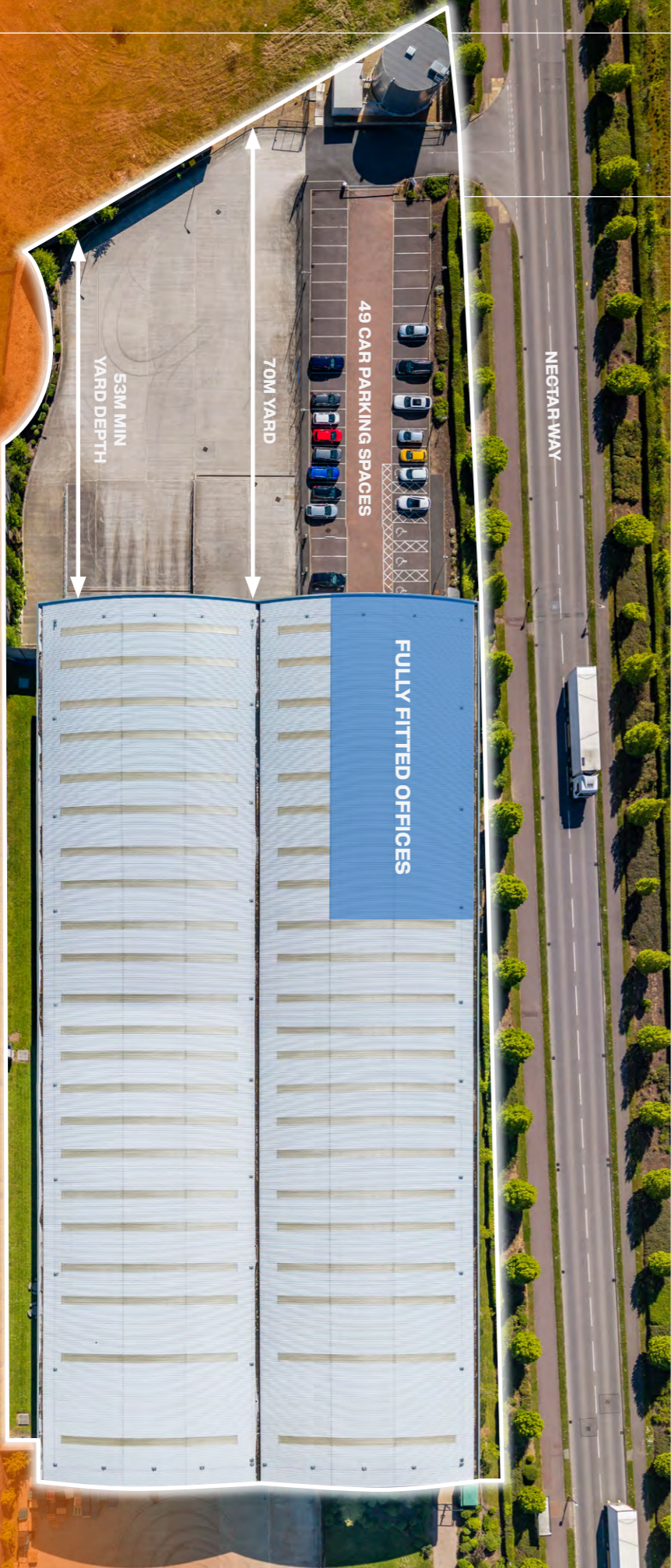
  
275 KVA POWER SUPPLY

  
8M TO HAUNCH

  
50 KN  
FLOOR LOADING  
50 KN/SQ M

  
LED LIGHTING

  
SPRINKLERS



N

BOUNDARIES ARE INDICATIVE ONLY



**Pineham 63** comprises a modern, detached warehouse unit designed for efficient industrial and logistics operations.

AREA	SQ FT	SQ M
Warehouse	59,570	5,534
Office	3,914	363
<b>TOTAL</b>	<b>63,484</b>	<b>5,897</b>

The building offers a high-quality specification, incorporating generous yard depth, dock and level access loading, and an efficient internal layout suited to modern logistics operations. The warehouse is fully fitted with LED lighting, sprinklers and heating with a clear height of 8m, enabling a range of operational uses. The level of fit-out provides significant time and capital expenditure savings.

Pineham 63 also benefits from fully fitted first floor office accommodation, with additional staff welfare fitted out at ground floor, alongside a strong power supply and ample car parking.

# DELIVERING IMMEDIATE OPPORTUNITY

High-quality space, ready for occupation



### Services

All main services are available.

### Tenure

Available to let on terms to be agreed.

### Terms

The property is immediately available by way of a sublease or lease assignment expiring 28 December 2031.

### Rateable Value

The property has a rateable value of £450,000 with effect from 1st April 2026.

### EPC Ratings

EPC available upon request.

### VAT

The property is elected for VAT.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Viewing

For viewings and further information, please contact the sole agent:



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