



B8 BRACKMILLS

SALTHOUSE ROAD
NORTHAMPTON
NN4 7BB

- 10M MINIMUM EAVES HEIGHT
- 6 DOCK & 3 LEVEL ACCESS LOADING DOORS
- AVAILABLE FOR IMMEDIATE OCCUPATION

RECENTLY
REFURBISHED



TO LET

PRIME DISTRIBUTION / WAREHOUSE UNIT

110,496 SQ FT (10,265.31 SQ M) ON A 7.76 ACRE SITE

The subject property comprises a detached industrial / warehouse building of approximately 110,496 sq ft and on a 7.76 acre site.

The property benefits from the following facilities / amenities: -



10M MINIMUM EAVES HEIGHT



**2 NO. 34 METRE SERVICE YARDS
(FRONT AND SIDE ELEVATION)**



6 DOCK LEVEL LOADING DOORS

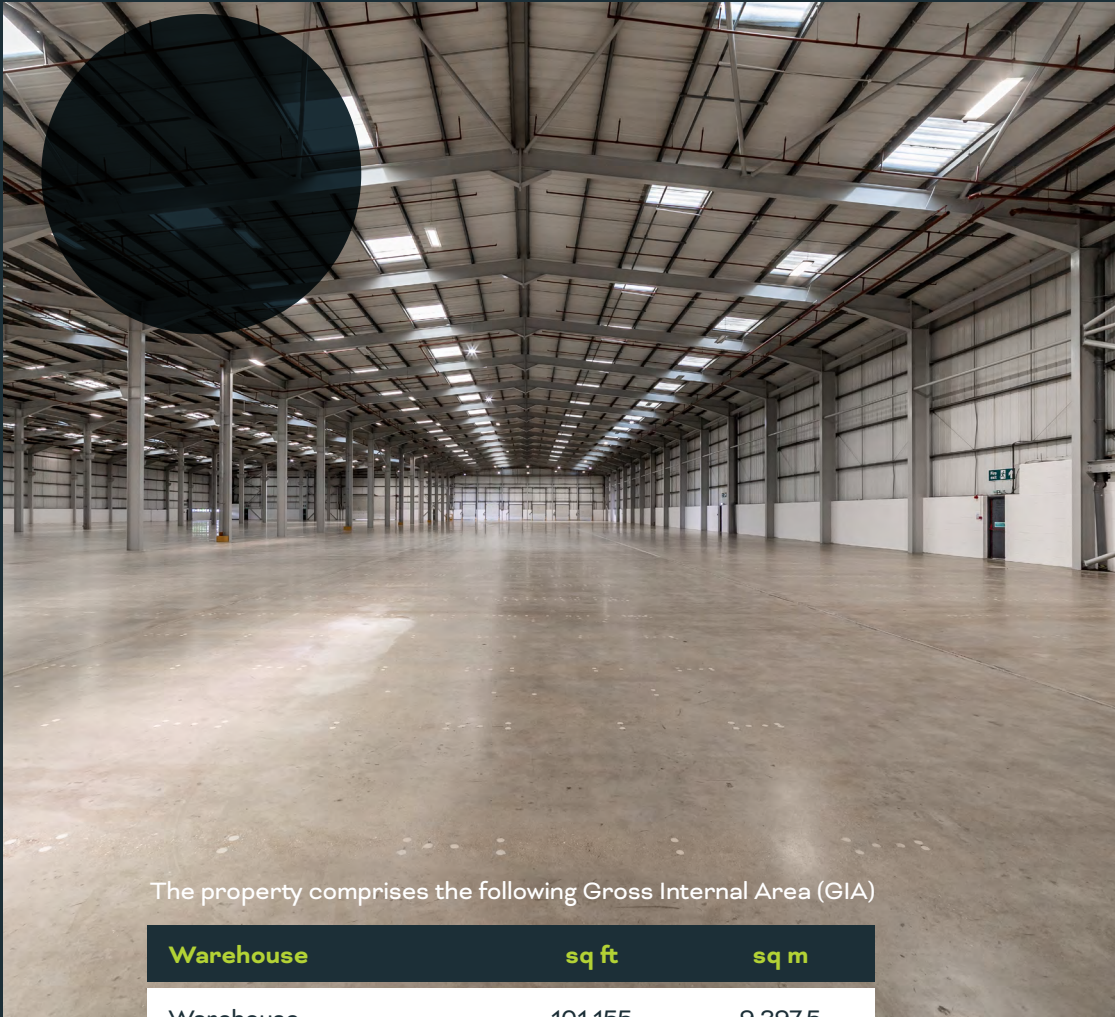


3 LEVEL ACCESS LOADING DOORS



SPRINKLER SYSTEM





The property comprises the following Gross Internal Area (GIA)

Warehouse	sq ft	sq m
Warehouse	101,155	9,397.5
Offices	sq ft	sq m
Executive Block	3,315	308
G/F Administration Block	3,013	279.9
F/F Administration Block	3,013	279.9
Total	110,496	10,265.3

ACCOMMODATION

There is also an additional bungalow/admin block located on site which has not been included within the areas stated above.



LOCATION

The property is located on Salthouse Road within Brackmills Industrial Estate, Northampton's largest and most well-known industrial area. Brackmills attracts strong occupier interest from both expanding local businesses and companies looking to establish in Northampton.

The estate is exceptionally well-connected, situated just 0.5 miles from the A45, which links to the M1 at junction 15 (4 miles away) and to the A14 at Thrapston (junction 13). These connections provide easy access to the national road network, including the M1, M6, M25, M40, and M45 motorways.

Surrounding occupiers include major companies such as Barclaycard, Uniserve, John Lewis, Asda, Travis Perkins, Decathlon, DSV, and Dachser.



AIRPORTS

East Midlands	57 miles
Birmingham	45 miles
Heathrow	66 miles



MOTORWAYS

M1 Junction 15	3.8 miles
M1 Junction 16	9 miles
M1/M25 Interchange	56 miles



TOWNS

Milton Keynes	19 miles
Birmingham	9 miles
Coventry	37 miles
London	67 miles



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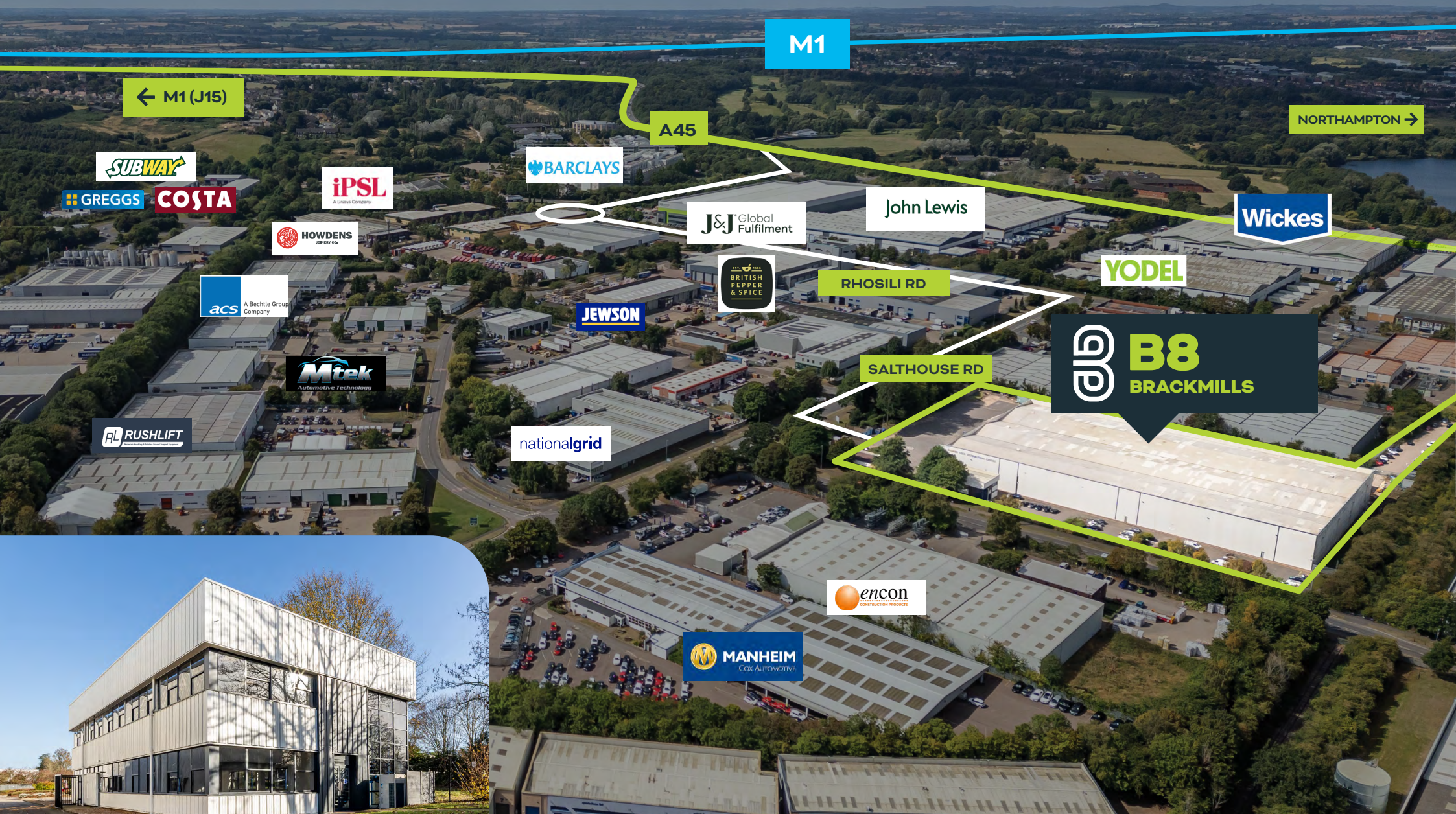
SALTHOUSE ROAD
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>> [GOOGLE MAPS LINK](#)

>> [WHAT3WORDS - ///SECTOR.DUTY.TRAINS](#)



B8 BRACKMILLS is located in a strategic location in the heart of the Brackmills Industrial Estate in Northampton





BUSINESS RATES

The Valuation Office website states that this property has a Rateable Value of £525,000. From April 2026 the large property multiplier of 50.9 p in the £ will apply.

The Uniform Business Rate for 2026/27 is 0.58p in the £.

The property is located within the Brackmills Bid and as a result a levy of 1% of the rateable value for the property is payable towards the upkeep of the estate and the work of the Brackmills Bid.

EPC

The property has the following EPC Certificates: -

Warehouse - EPC Rating of 47 within Band B

Admin Office - EPC Rating of 48 within Band B

Executive Office - EPC Rating of 98 within Band D

Bungalow - EPC Rating of 49 within Band B

SERVICE CHARGE

The property is self-contained and therefore there is no service charge payable.

TERMS

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated. A guide rent is available on application.

FURTHER INFORMATION

For information please contact sole agents:



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