

DISTRIBUTION UNIT - TO LET

BRACKMILLS 310



**BNP PARIBAS
REAL ESTATE**

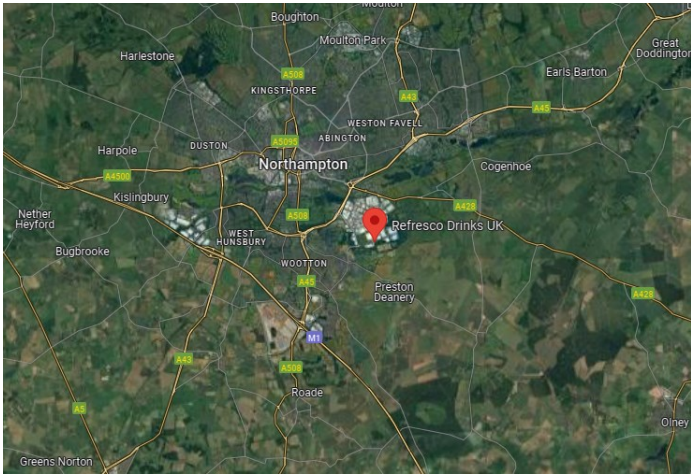
Gowerton Road, Brackmills Industrial estate,
Northampton, NN4 7BJ



SUMMARY

- ✓ 10.15m clear internal height
- ✓ 15 ground level loading doors
- ✓ Up to 56m yard depth
- ✓ 122 car-parking spaces
- ✓ 90 HGV parking spaces
- ✓ Two storey office accommodation

LOCATION



The property is situated on 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 train station is located 3.8 miles to the North West and provides regular train services to London Euston Station with an average journey time of 1hr.

DESCRIPTION

Developed in 1990, Brackmills 310 extends to approximately 312,831 sq ft (29,063 sq m) of warehousing with ancillary offices over 2 floors (2.9% office content).

CONTACTS

For more information and to arrange a viewing please contact:

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ACCOMMODATION (GIA)

All areas are approximate.

Description	Sq. Ft.
WAREHOUSE	266,450
OFFICES (GROUND & 1 ST)	8,547
CANOPIED AREA	37,835
TOTAL	312,831

TERMS

The property is available to let on a new FRI lease on terms to be agreed.

RENT

Rent on application.

EPC

C 55

RATES

Interested parties should make their own enquiries with West Northamptonshire Council.

VAT

VAT will be payable where applicable.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. January 2025.