

ONE RAVENS WAY

CROW LANE INDUSTRIAL ESTATE , NORTHAMPTON , NN3 9UD

TO LET



63,695 SQ FT

LOCATION

The property fronts Ravens Way on the popular Crow Lane Industrial Estate, backing onto the A45, 4.5 miles east of Northampton town centre and 7 miles north east of Junction 15 M1.

The unit occupies a prominent position opposite Royal Mail with Smurfit Kappa to the east and Booker Northampton to the west.

///using.rare.salon



Nearby occupiers:

1. Synergy Retail Support Ltd
2. Smurfit Kappa
3. Booker
4. Royal Mail
5. Thunderpole
6. Wolseley
7. Midshires Electrical



ACCOMMODATION

The property provides the following approx. gross internal area:

Warehouse & ancillary showroom /welfare	60,637 sq ft	5,633 sq m
First floor offices	3,058 sq ft	284 sq m
Total	63,695 sq ft	5,917 sq m

A prime logistics hub with excellent transport links to the M1 & A14 via the A45.



Smurfit Kappa

ONE
RAVENS WAY

Royal Mail

BOOKER

A45

M1 →
10 minutes

FEATURES



Modern distribution facility
refurbished 4 years ago



2 Dock level loading doors



5 Level access loading doors



Min eaves 6.5m



LED lighting



250 KVA



Secure site



Loading yard extending to 40m



Recently fitted offices



48 car parking spaces



EPC

C-57

VAT

The property is elected for VAT.

RENT

On application.

TERMS

The property is available on an assignment of the current lease expiring in 2031.

Alternatively a new lease is available by arrangement.





Viewing and further information:

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