

[baytree-northampton.com](http://baytree-northampton.com)

# Baytree Northampton

Brackmills Industrial Estate  
Pavilion Drive  
NN4 7YP

**191,459 SQ FT**  
OF PRIME LOGISTICS / INDUSTRIAL SPACE  
**AVAILABLE SUMMER 2026**





# Gateway Location

Baytree Northampton is located at the gateway to the well-established Brackmills industrial estate, a prominent location providing easy access to the J15 M1 and less than half a mile from the A45.

[prices.crowds.sings](https://prices.crowds.sings)

**NN4 7YP**



A45

A14 J13  
21.5 miles

A45

M1 J15  
4.5 miles

# Advanced Specification



Target BREEAM outstanding



EV Charging



Solar Pv Panels for up to 50% of electricity usage



Building Management System



Multi-purpose amenity pod



Super Airtight Building Envelope



Rainwater Harvesting



Air Source Heat Pumps



Active Facades & Passive Ventilation



Customisable Building



Smartscan Portal

Baytree Northampton is a high-quality logistics and industrial space designed to optimise energy efficiency and reduce running costs.


# Site Layout

## Schedule of Accommodation (GIA)

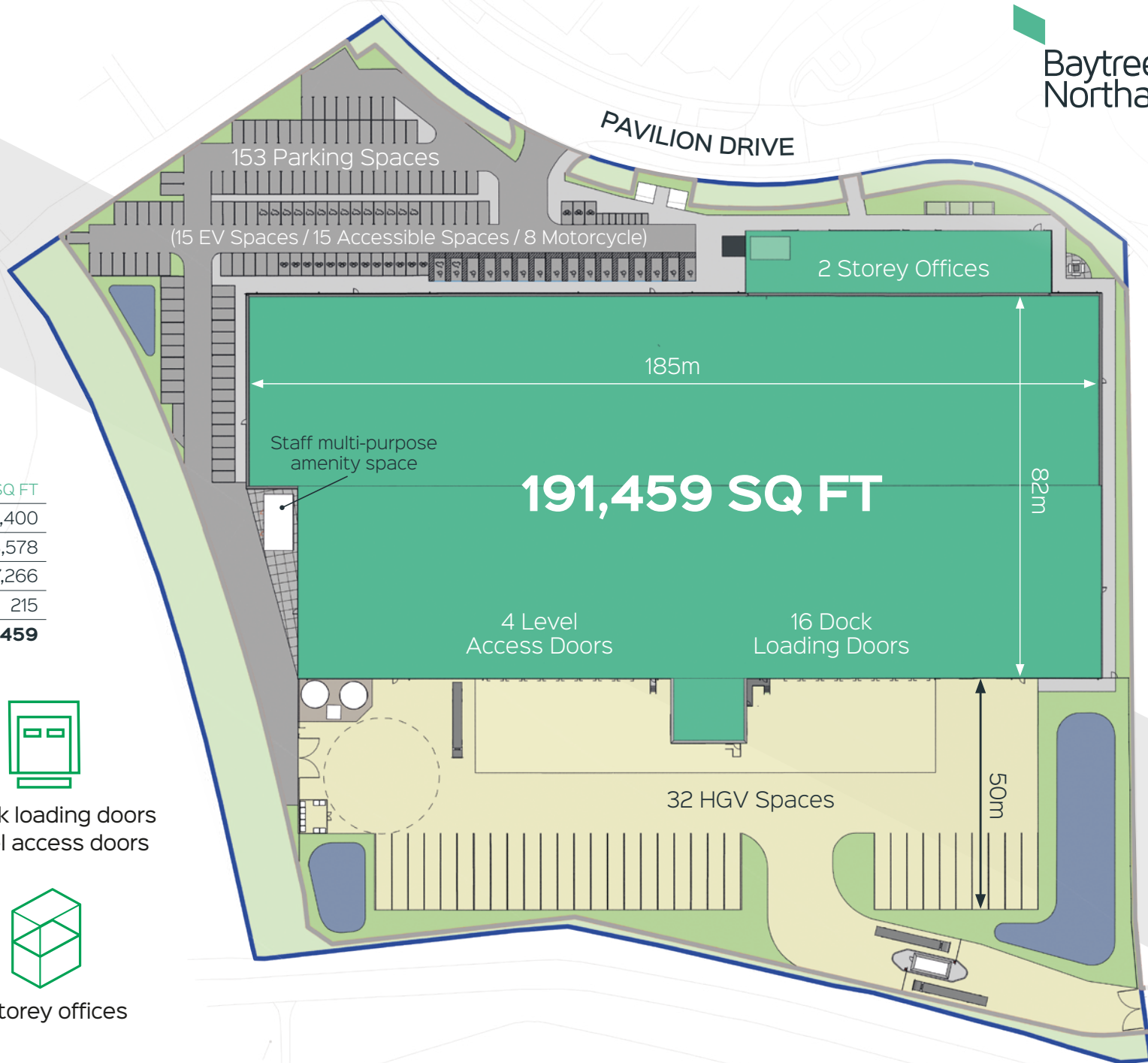
	SQ M	SQ FT
Warehouse	15,366	165,400
2 Storey Offices	1,726	18,578
Transport Office	675	7,266
Gatehouse	20	215
<b>Total</b>	<b>17,787</b>	<b>191,459</b>

 15M Eaves Height

 16 dock loading doors  
4 level access doors

 50M Yard

 2 Storey offices



# Smartscan Portal



Baytree's bespoke sensor suite enables the building user to create a healthy working environment and optimise energy efficiency.



Air quality



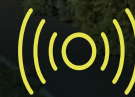
Temperature



Occupancy pattern



Humidity



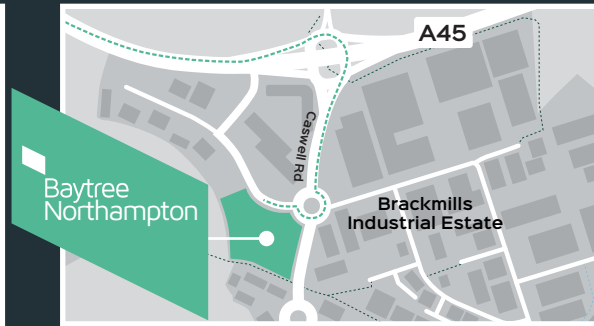
Internal noise



Lighting lux level



Mains Incoming water quality



### Travel Times

	Time	Distance
A45	1 min	0.3 miles
M1 J15	5 mins	4.5 miles
M1 J16	15 mins	7 miles
DIRFT	30 mins	20 miles
A14 J13	24 mins	21 miles
Northampton Train Station	9 mins	3 miles
Milton Keynes	28 mins	17 miles
M25 (J21/M1)	1 hr	44 miles
Birmingham	1 hr 16 mins	57 miles
London	1 hr 40 mins	66 miles

### Airports / Seaports

	Time	Distance
London Luton Airport	40 mins	37 miles
Birmingham Airport	55 mins	46 miles
East Midlands Airport	55 mins	56 miles
London Stansted Airport	1 hr 20 mins	81 miles
Tilbury Port	1 hr 30 mins	91 miles
London Gateway	1 hr 40 mins	93 miles
Felixstowe Port	2 hrs	122 miles

### Northampton



**426,700**  
local population



**£719.10**  
gross weekly earnings compared to £729.60 nationally



**85% of UK**  
within a 4.5hr drive time

### Joint Agents:



**Sophie Kettlewell**  
Sophie.Kettlewell@jll.com  
+44 (0) 7801 667 586

**Will Arnold**  
will.arnold@jll.com  
+44 (0) 7793 149 886



**Jack Booth**  
jbooth@sbyre.com  
+44 (0) 7739 751 830

**Josh Garwood**  
jgarwood@sbyre.com  
+44 (0) 7943 176 189



**Casey Ferguson**  
cf@baytree.com  
07780 608279

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Tasseldesign.co.uk J017815 04/25

# Advanced Specification



Baytree Northampton is a high-quality logistics and industrial space designed to optimise energy efficiency and reduce running costs.



- Location
- Specification
- Site Layout
- Smartscan portal
- Contact
- Website



Target BREEAM outstanding



EV Charging



Solar Pv Panels for upto 50% of electricity usage



Building Management System



Super Airtight Building Envelope



Rainwater Harvesting



Air Source Heat Pumps



Active Facades & Passive Ventilation



Customisable Building



On site amenity pod