

# BIG SWAN

TO LET - 323,586 SQ FT  
J15A M1, SWAN VALLEY  
NORTHAMPTON, NN4 9BF

FULL REFURBISHMENT WITH  
EXTENSIVE ESG INITIATIVES

AVAILABLE OCTOBER 2026



# YOU'RE IN BIG COMPANY AT BIG SWAN.

**Big Swan** is an industrial / logistics unit undergoing comprehensive refurbishment, including extensive ESG-focused initiatives. Due to be available for occupation from October 2026, offering high-quality, modern accommodation within an established Midlands logistics location. The building provides large-scale, efficient space suited to a wide range of industrial and distribution occupiers, with a specification designed to support modern operational requirements.

Strategically located within Swan Valley, Big Swan benefits from immediate access to Junction 15A of the M1, delivering excellent connectivity to the UK's principal north-south motorway network and the wider Midlands logistics market. The property also offers extensive yard provision and servicing, combined with access to a substantial local labour pool, making it a compelling opportunity for occupiers seeking well-connected, ready-to-occupy logistics space.



PROTLER

WT

Sainsbury's

Royal Mail

Levi's

Morrisons

Morrisons

Cygnia

GXO



Morrisons

Morrisons

M1

15A

A43

M1

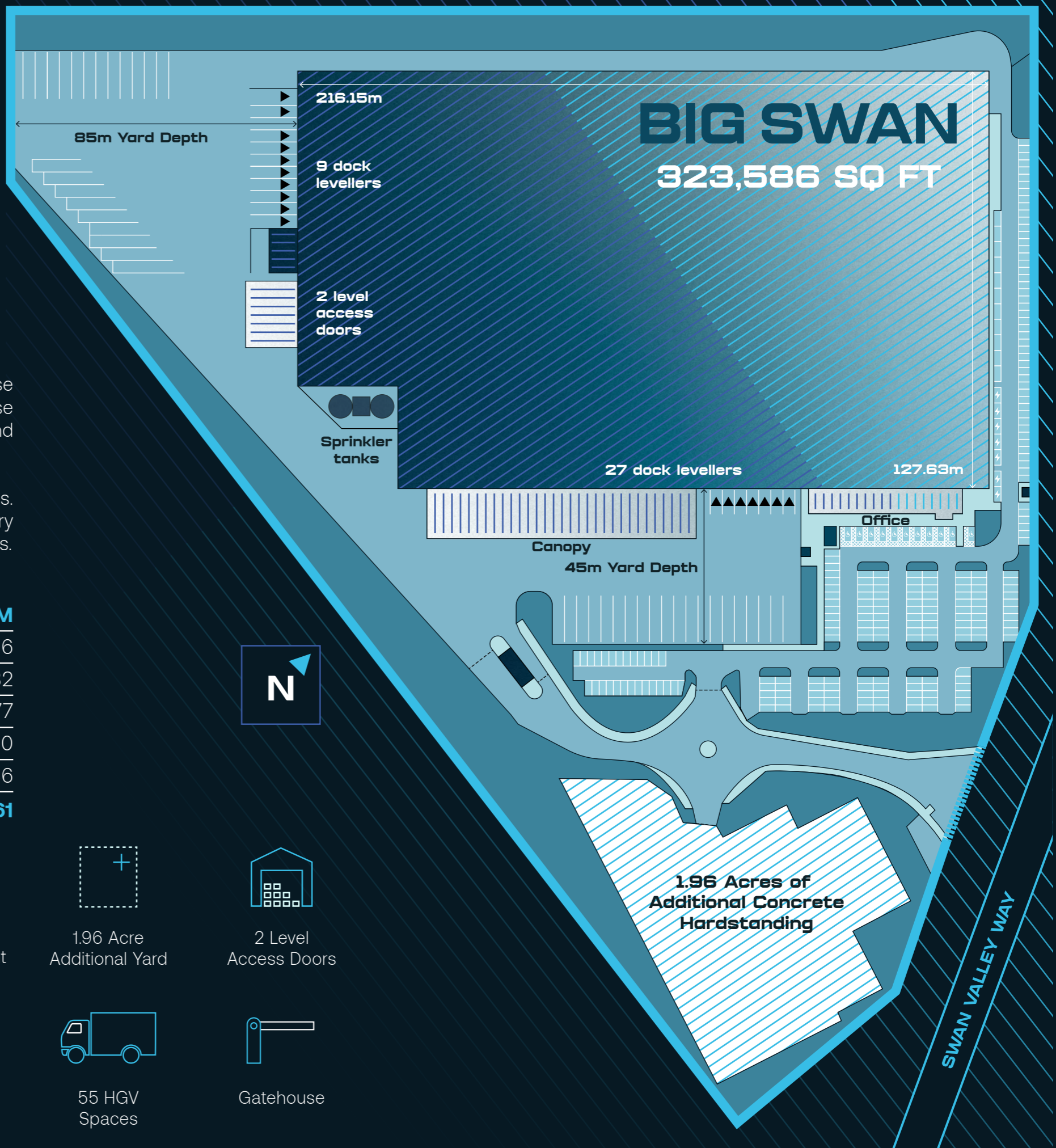
A43

15A

# SPREAD YOUR WINGS AT BIG SWAN.

Big Swan provides approximately **323,586 sq ft** of high-quality warehouse accommodation arranged around a large, secure site. The main warehouse offers an efficient, big-box configuration, with generous yard depths and operational flexibility.

Adjacent to the warehouse, there is a further plot of approximately 1.96 acres. This offers secure concrete hardstanding, providing valuable supplementary external accommodation suitable for storage, parking, or operational support uses.



AREA	SQ FT	SQ M
Warehouse	286,505	26,616
Main Office	14,871	1,382
Hub Office	1,903	177
Enclosed Canopies	19,919	1,850
Gatehouse	388	36
<b>TOTAL (GIA)</b>	<b>323,586</b>	<b>30,061</b>



Solar PV Panels



Roof Level Sprinkler System



85M & 45M Yard Depths



Target EPC A & BREEAM Excellent



1.96 Acre Additional Yard



2 Level Access Doors



36 Dock Loading Doors



LED Lighting to Warehouse



Minimum 12M Clear Internal Height



Car Parking, Including EV Charging



55 HGV Spaces



Gatehouse

1.96 Acres of Additional Concrete Hardstanding

SWAN VALLEY WAY

# BIG SWAN





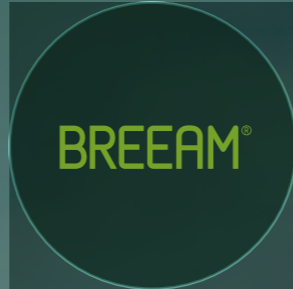
**PV PANELS**

THE UNIT WILL BENEFIT FROM PV PANELS WHICH PROVIDE DIRECT GREEN ENERGY.



**LED LIGHTING**

ENERGY EFFICIENT LED LIGHTING USED THROUGHOUT THE BUILDING.



**TARGETING BREEAM EXCELLENT**

A HIGH STANDARD OF SUSTAINABLE BUILDING PERFORMANCE.



**EV CHARGING**

CHARGE ELECTRIC VEHICLES QUICKLY AND EASILY WITH OUR STATE-OF-THE-ART CHARGING STATIONS.



**TARGETING EPC A**

AMONG THE HIGHEST ENERGY EFFICIENCY RATINGS FOR BUILDINGS.

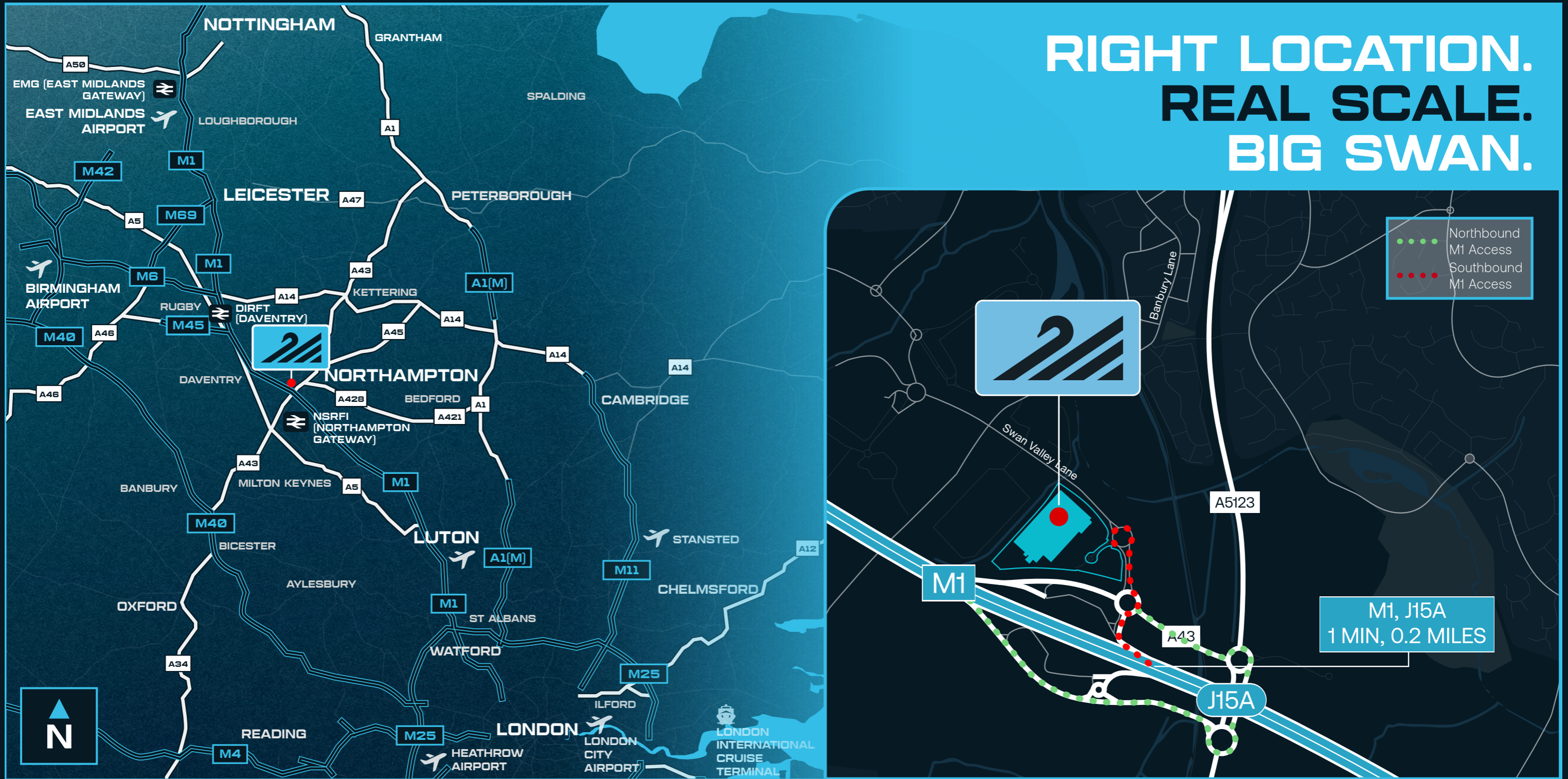


**FULL DECARBONISATION**

INCREASING WAREHOUSE EFFICIENCIES FOR OCCUPIERS.



**MORE EFFICIENT.  
MORE SAVINGS.**



**RIGHT LOCATION.  
REAL SCALE.  
BIG SWAN.**

Big Swan is located within Swan Valley, one of Northampton's most established logistics and industrial locations, strategically positioned adjacent to **Junction 15A of the M1 motorway**.

The site provides immediate access to the UK's primary north-south transport corridor, with excellent onward connections to the A43 and the wider Midlands road network, making it an ideal base for regional and national distribution operations.

ROADS	MINUTES	MILES	AIR	MINUTES	MILES	RAIL FREIGHT	MINUTES	MILES
A43	1	0.1	Luton	40	37.2	NSRFI (Northampton Gateway)	7	3.6
M1 J15A	1	0.2	Birmingham	50	45.8	DIRFT (Daventry)	20	17.5
A45	7	3	East Midlands	50	51.4	EMG (East Midlands Gateway)	35	20.6
A5	16	7.3	Heathrow	1hr 10m	67			
M6	20	19.3						
A14	28	27						





# BIG SWAN

## FURTHER INFORMATION



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