

23 MALLARD CLOSE

EARLS BARTON | NORTHAMPTON | NN6 0JF

UNDER REFURBISHMENT

AVAILABLE OCTOBER 2026



TO LET

MODERN LOGISTICS / DISTRIBUTION FACILITY

56,668 sq ft (5,264.6 sq m) on a 1.93 acre site

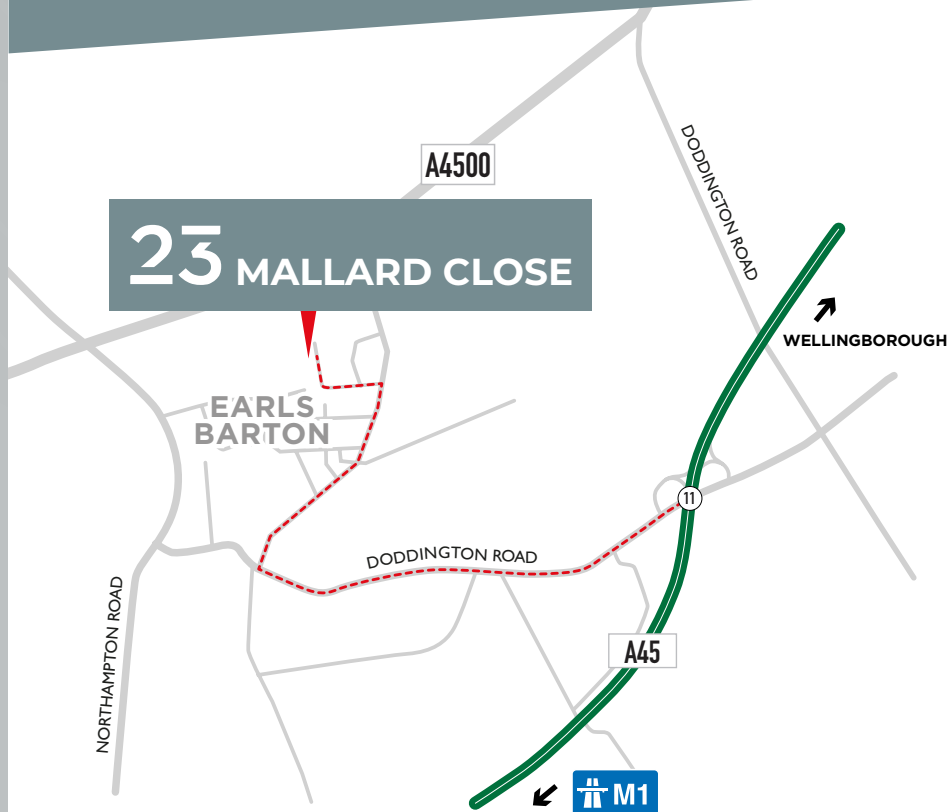
LOCATION

Earls Barton is located approximately 4 miles south-west of Wellingborough, 9 miles north-east of Northampton and 11.5 miles south of Kettering. The village is within 1.5 miles of the A45 dual carriageway (Junctions 10 & 11), providing fast links to the M1 motorway (Junction 15), approximately 11 miles to the south-west, and the A14 at Thrapston, approximately 16 miles to the north-east. The A14 provides a key east-west route linking the deep-water ports of Felixstowe and Harwich with the Midlands and Daventry International Rail Freight Terminal.

Both Wellingborough and Northampton offer direct rail services to London, with journey times of approximately 52 and 56 minutes respectively. Luton and Birmingham airports are also accessible within approximately one hour by road.



[VIEW GOOGLE MAPS](#)



SITUATION

The property is situated on Mallard Close within the Earls Barton Industrial Estate located on the northern edge of the village of Earls Barton. Mallard Close is accessed from Wellingborough Road which joins the A4500 (Northampton to Wellingborough Road) less than 0.5 miles to the north east and the B573 approximately 0.7 miles to the south. The B573 in turn provides a direct route to Junction 11 of the A45 approximately 1.7 miles to the east. Local occupiers include Gloverall, Noble Express, DCS, Homepack & The Marren Group.



Indicative photo

UNDER REFURBISHMENT

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The property comprises a modern logistics / distribution facility. A comprehensive refurbishment program is underway. The works / specification include:

ROOF REFURBISHMENT

- Replacement rooflights
- Lined gutters
- Installation of PV

OFFICE REFURBISHMENT SPECIFICATION

- High quality two storey office accommodation
- New LED lighting
- Fully Refurbished WC's
- New Staff canteen / Breakout areas
- Redecoration Throughout
- New flooring throughout

WAREHOUSE SPECIFICATION

- New LED Lighting throughout
- Clear height: 6.1 metres
- 6no roller shutters with level access
- A substantial open fronted canopy area with a clear height of 5.3m
- Secure loading yard parking for 50 cars

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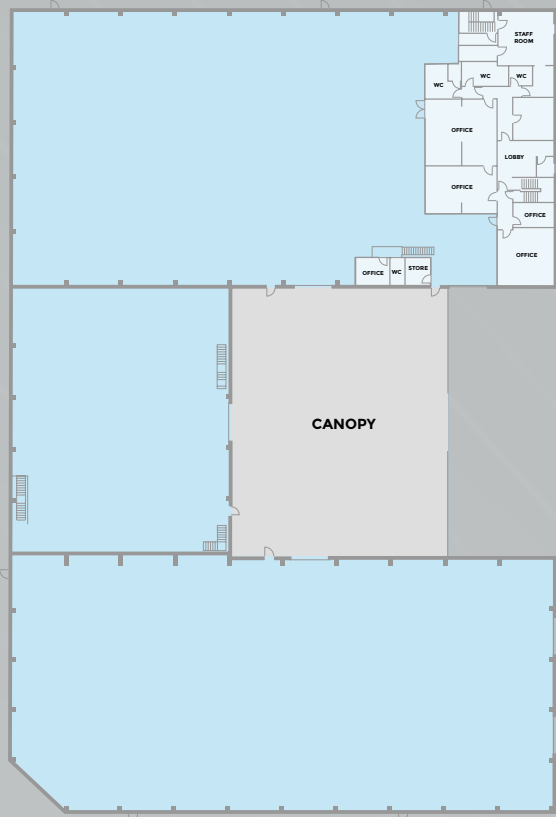


SITE

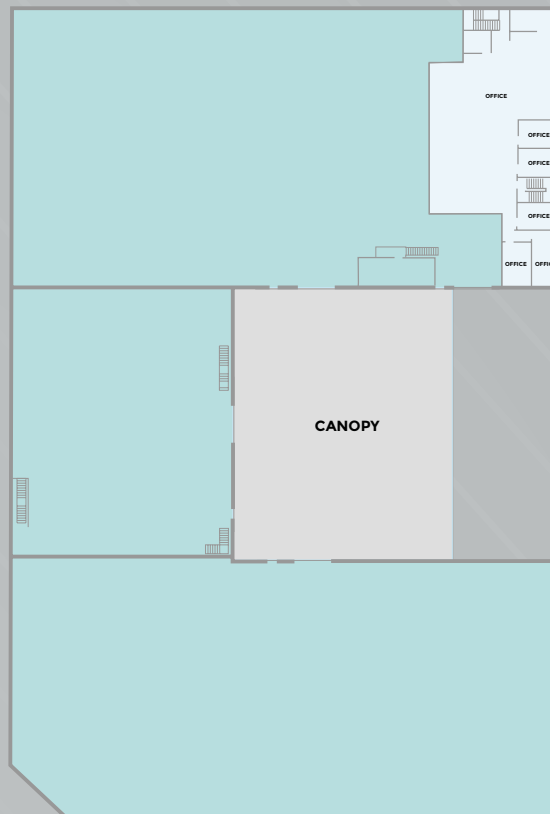
The site is rectangular in shape and extends to approximately 0.78 hectares (1.93 acres).

ACCOMMODATION

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GROUND FLOOR



FIRST FLOOR

Area	GIA (sq m)	GIA (sq ft)
Offices	710.35	7,646
Warehouse	3,845.97	41,398
Canopy	708.28	7,624
Total	5,264.60	56,668



TERMS

The property is available to rent on a new lease at a quoting rent of £420,000 pa excl.

RATES

The property has a 2023 rateable value of £219,000. Estimated Rates Payable £107,967 per annum.

EPC

An extensive refurbishment program is being undertaken. The target EPC post completion of the works is a B.

VAT

The property is elected for VAT.

VIEWING

Strictly via the joint sole agents:



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Paul Duke
07495 694 706



Oliver Thompson
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