

 PANATTONI PARK  
**NORTHAMPTON  
WEST**

NN12 8ET

NN

**3 Speculative Build Industrial/Logistics Units  
223,269, 361,724 & 412,073 SQ FT**

**Start On-Site Q1 2027**

LOCATION

M6 (30 Mins)  
Birmingham (1 hr)

PANATTONI PARK  
Northampton

Pineham

Swan Valley

Northampton

Brackmills

M1

M1

NN 223  
223,269 SQ FT

NN 361  
361,724 SQ FT

NN 412  
412,073 SQ FT

Additional plot

Site Access →



A5

Bell Plantation  
Garden Centre

Tile Mountain

SCREWFIX

Abaco  
SYSTEMS

BAE SYSTEMS

A43

A5

TESCO

A43

FUTURE READY  
SPACE, BUILT THE  
SMARTER WAY.



8 MINS TO J15A M1



14 MINS TO J16 M1



MAJOR NETWORK IMPROVEMENTS

# HIGH-SPEC UNITS. PRIME LOCATION. SUSTAINABLY DESIGNED.

Panattoni Park Northampton West delivers flexible, next-generation industrial space designed for performance and future growth. Occupiers benefit from early design-and-build opportunities, enabling units to be tailored to exact operational needs.

The scheme will deliver three speculative build industrial/logistics units totalling 223,269 sq ft, 361,724 sq ft and 412,073 sq ft, with construction scheduled to start on site in Q1 2027.

Occupiers have a year to bring forward speculative build unit requirements providing valuable time to shape layouts, power provision and operational features.

Combining modern specifications, strong ESG credentials and generous standalone plots, the scheme offers a rare opportunity to secure premium space in one of the UK's most sought-after logistics locations.

Additional 4 acre  
plot available

N  
412,073  
SQ FT

N  
361,724  
SQ FT

N  
223,269  
SQ FT

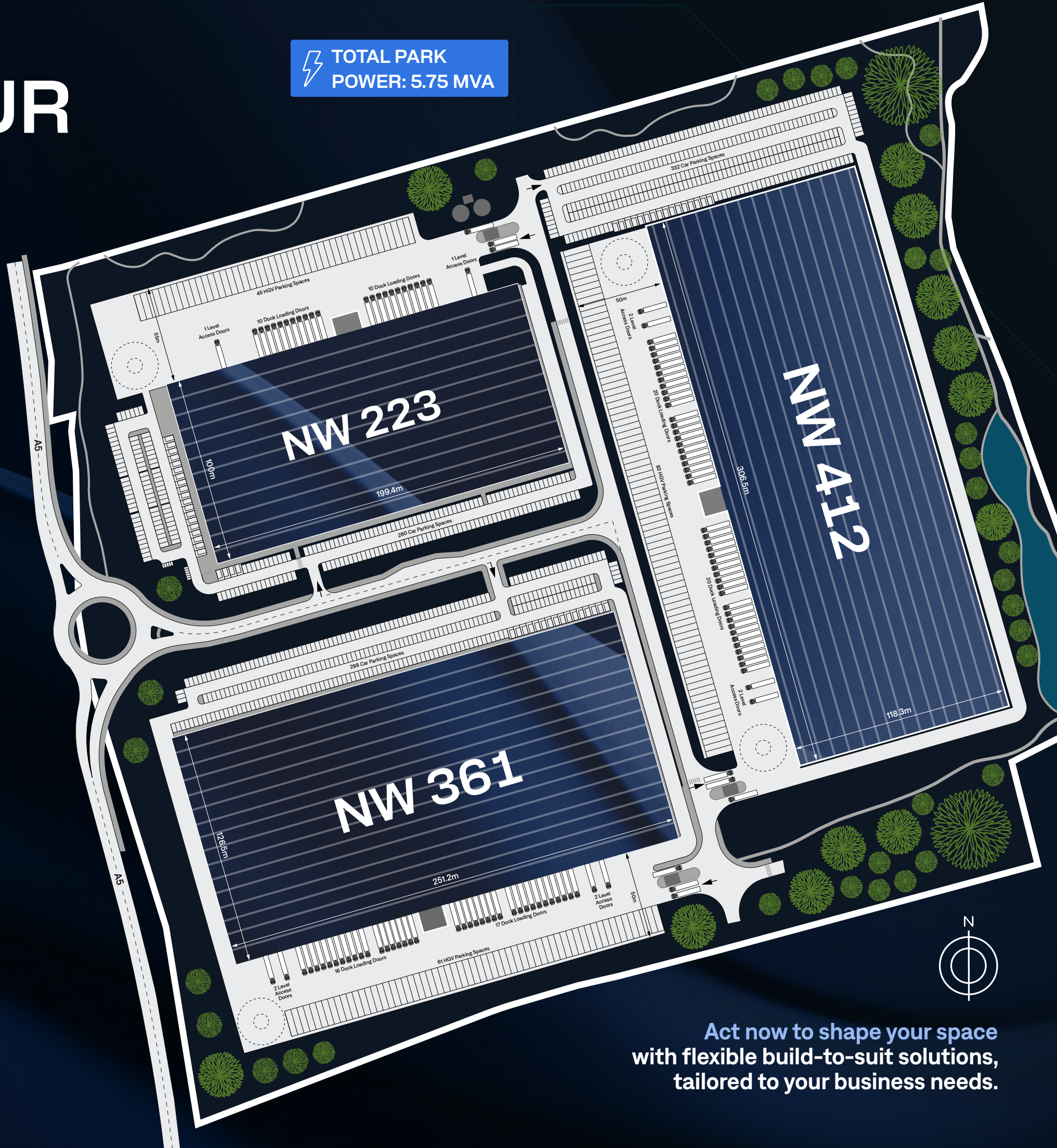
# BUILT FOR YOUR OPERATIONS.

⚡ TOTAL PARK  
POWER: 5.75 MVA

| NW 223           | sq ft   | sq m   |
|------------------|---------|--------|
| Warehouse Area   | 208,000 | 19,324 |
| Office Area      | 12,000  | 1,115  |
| Transport Office | 3,000   | 279    |
| Gatehouse        | 269     | 25     |
| Total            | 223,269 | 20,743 |

| NW 361           | sq ft   | sq m   |
|------------------|---------|--------|
| Warehouse Area   | 340,503 | 31,634 |
| Office Area      | 17,921  | 1,665  |
| Transport Office | 3,000   | 279    |
| Gatehouse        | 300     | 28     |
| Total            | 361,724 | 33,606 |

| NW 412           | sq ft   | sq m   |
|------------------|---------|--------|
| Warehouse Area   | 388,335 | 36,077 |
| Office Area      | 20,438  | 1,899  |
| Transport Office | 3,000   | 279    |
| Gatehouse        | 300     | 28     |
| Total            | 412,073 | 38,283 |

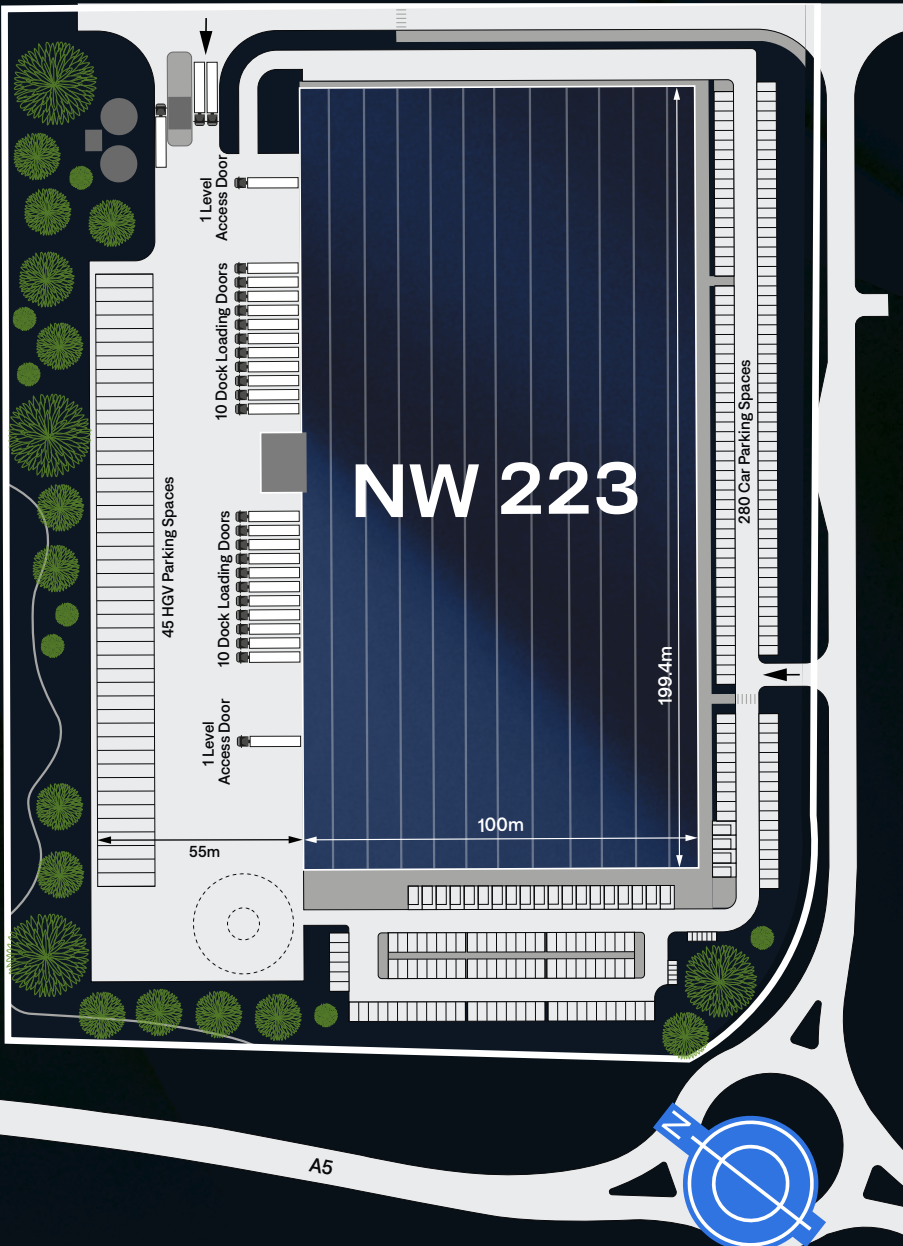


Act now to shape your space  
with flexible build-to-suit solutions,  
tailored to your business needs.

# NW 223,269 SQ FT

|                  | sq ft   | sq m   |
|------------------|---------|--------|
| Warehouse Area   | 208,000 | 19,324 |
| Office Area      | 12,000  | 1,115  |
| Transport Office | 3,000   | 279    |
| Gatehouse        | 269     | 25     |
| Total            | 223,269 | 20,743 |

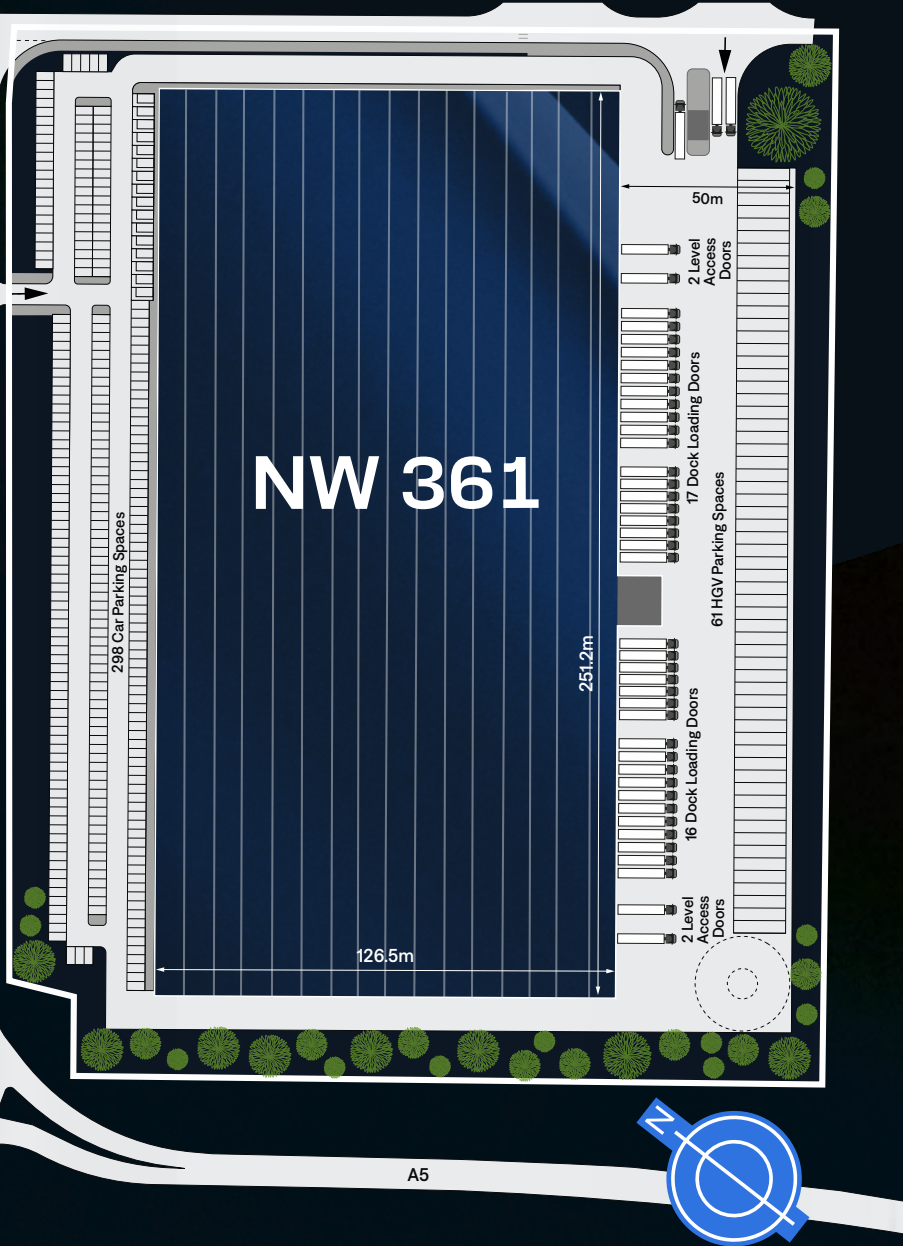
- 20 Dock Level Doors
- 45 HGV Parking Spaces
- 15m Clear Internal Height
- FM1 Flooring
- EV Car Parking Spaces
- 1.5 MVA
- 2 Level Access Doors
- 55m Yard Depth
- 50 kN/m<sup>2</sup> Floor Loading
- 280 Car Parking Spaces
- 2 Storey Offices



# NW 361,724 SQ FT

|                  | sq ft   | sq m   |
|------------------|---------|--------|
| Warehouse Area   | 340,503 | 31,634 |
| Office Area      | 17,921  | 1,665  |
| Transport Office | 3,000   | 279    |
| Gatehouse        | 300     | 28     |
| Total            | 361,724 | 33,606 |

- 33 Dock Level Doors
- 61 HGV Parking Spaces
- 18m Clear Internal Height
- FM1 Flooring
- EV Car Parking Spaces
- 1.85 MVA
- 4 Level Access Doors
- 50m Yard Depth
- 50 kN/m<sup>2</sup> Floor Loading
- 298 Car Parking Spaces
- 2 Storey Offices



# NW 412,073 SQ FT

As the largest opportunity within Panattoni Park Northampton West, NN412 offers a highly adaptable footprint designed to meet the needs of modern logistics and industrial operators. Its expansive floorplate, secure yard configuration and high-performance specification give occupiers the flexibility to optimise operations, enhance efficiency, and scale with confidence for long-term growth.

|                  | sq ft   | sq m   |
|------------------|---------|--------|
| Warehouse Area   | 388,335 | 36,077 |
| Office Area      | 20,438  | 1,899  |
| Transport Office | 3,000   | 279    |
| Gatehouse        | 300     | 28     |
| Total            | 412,073 | 38,283 |

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40 Dock Level Doors
- 

83 HGV Parking Spaces
- 

18m Clear Internal Height
- 

FM1 Flooring
- 

EV Car Parking Spaces
- 

2.4 MVA
- 

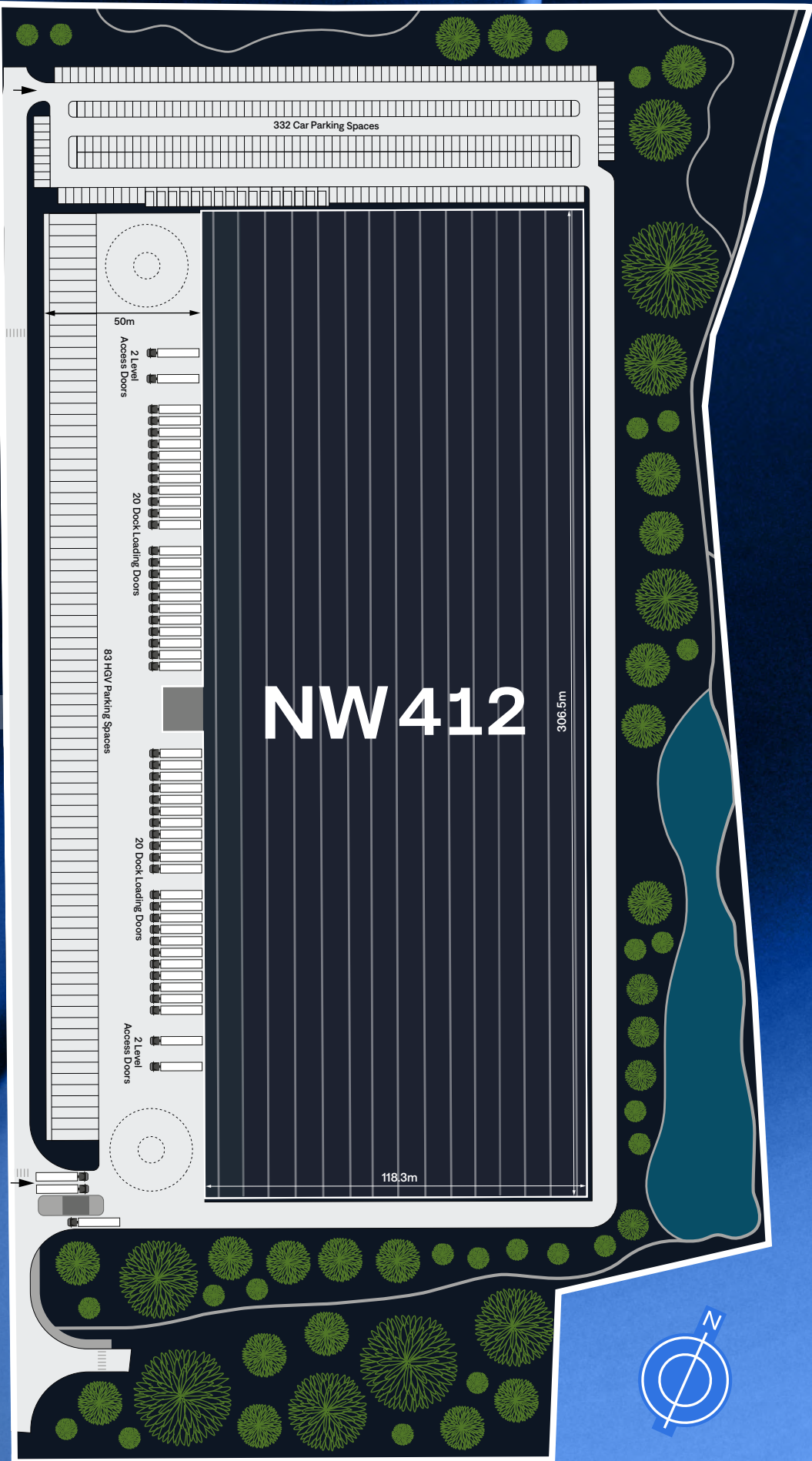
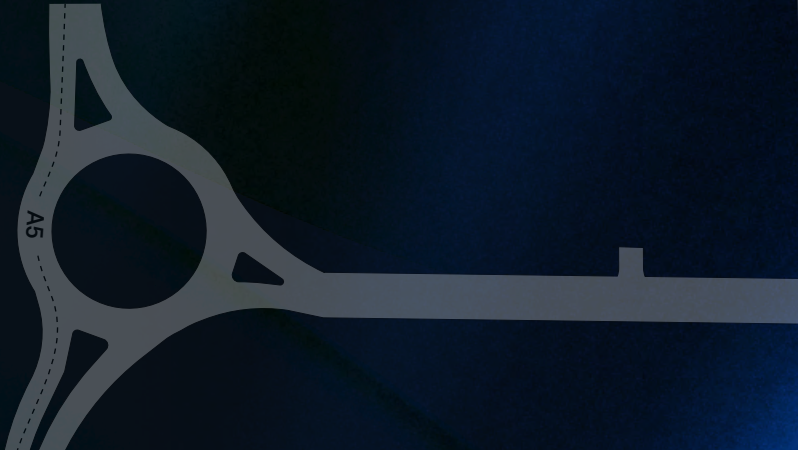
4 Level Access Doors
- 

50m Yard Depth
- 

50 kN/m<sup>2</sup> Floor Loading
- 

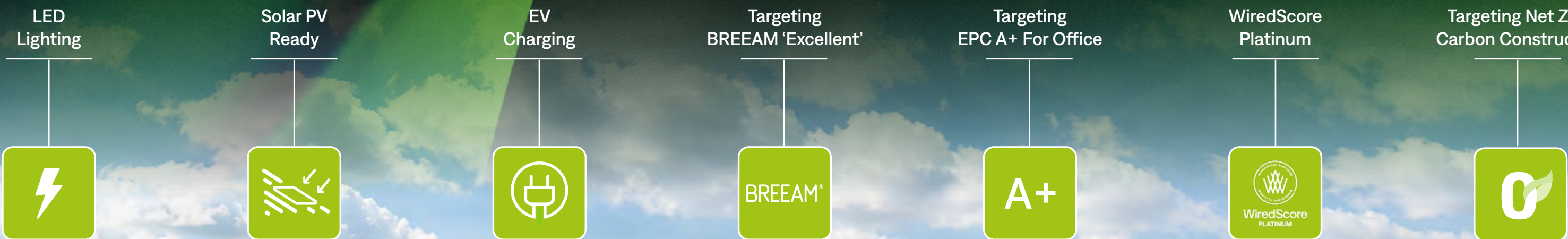
332 Car Parking Spaces
- 

2 Storey Offices



# GREENER BY DESIGN. A SMARTER WAY FORWARD.

Sustainability is central to Panattoni Park Northampton West, with every unit designed for outstanding environmental performance and long-term value. Targeting Net Zero Carbon in construction and achieving BREEAM 'Excellent' and EPC A ratings on the industrial and EPC A+ ratings on the offices, the scheme delivers efficiency from day one while reducing operational costs and environmental impact.



# NORTHAMPTON WEST: A PREMIER LOGISTICS LOCATION

Northampton West is just 10 minutes from M1 Junction 15A, at the heart of one of the UK's premier logistics corridors. With excellent transport links and a skilled workforce, Northampton is a proven hub for industry and distribution, attracting leading retailers and logistics operators across the Midlands and South East.



| Location       | Miles    | Time       |
|----------------|----------|------------|
| Milton Keynes  | 18 Miles | 25 Mins    |
| Coventry       | 37 Miles | 45 Mins    |
| Leicester      | 45 Miles | 55 Mins    |
| Oxford         | 45 Miles | 1h         |
| Central London | 70 Miles | 1h 30 Mins |



| By Car                  | Miles    | Time    |
|-------------------------|----------|---------|
| Northampton M1 Services | 4 miles  | 8 mins  |
| M1 (Junction 15A)       | 4 miles  | 10 mins |
| Silverstone Circuit     | 4 miles  | 10 mins |
| A14 (Kettering)         | 27 miles | 40 mins |
| M40 (Junction 10)       | 30 miles | 40 mins |



| By Plane              | Miles    | Time    |
|-----------------------|----------|---------|
| Luton Airport         | 36 miles | 50 mins |
| Birmingham Airport    | 45 miles | 50 mins |
| East Midlands Airport | 55 miles | 1h      |



| By Train                      | Miles    | Time    |
|-------------------------------|----------|---------|
| Northampton Station           | 10 miles | 20 mins |
| Milton Keynes Central Station | 15 miles | 25 mins |
| Banbury Train Station         | 25 miles | 35 mins |

Source: Google Maps

CONNECTIVITY

Drive Time: 45 mins  
Population: 2,213,054

Drive Time: 1hr 30 mins  
Population: 16,418,093

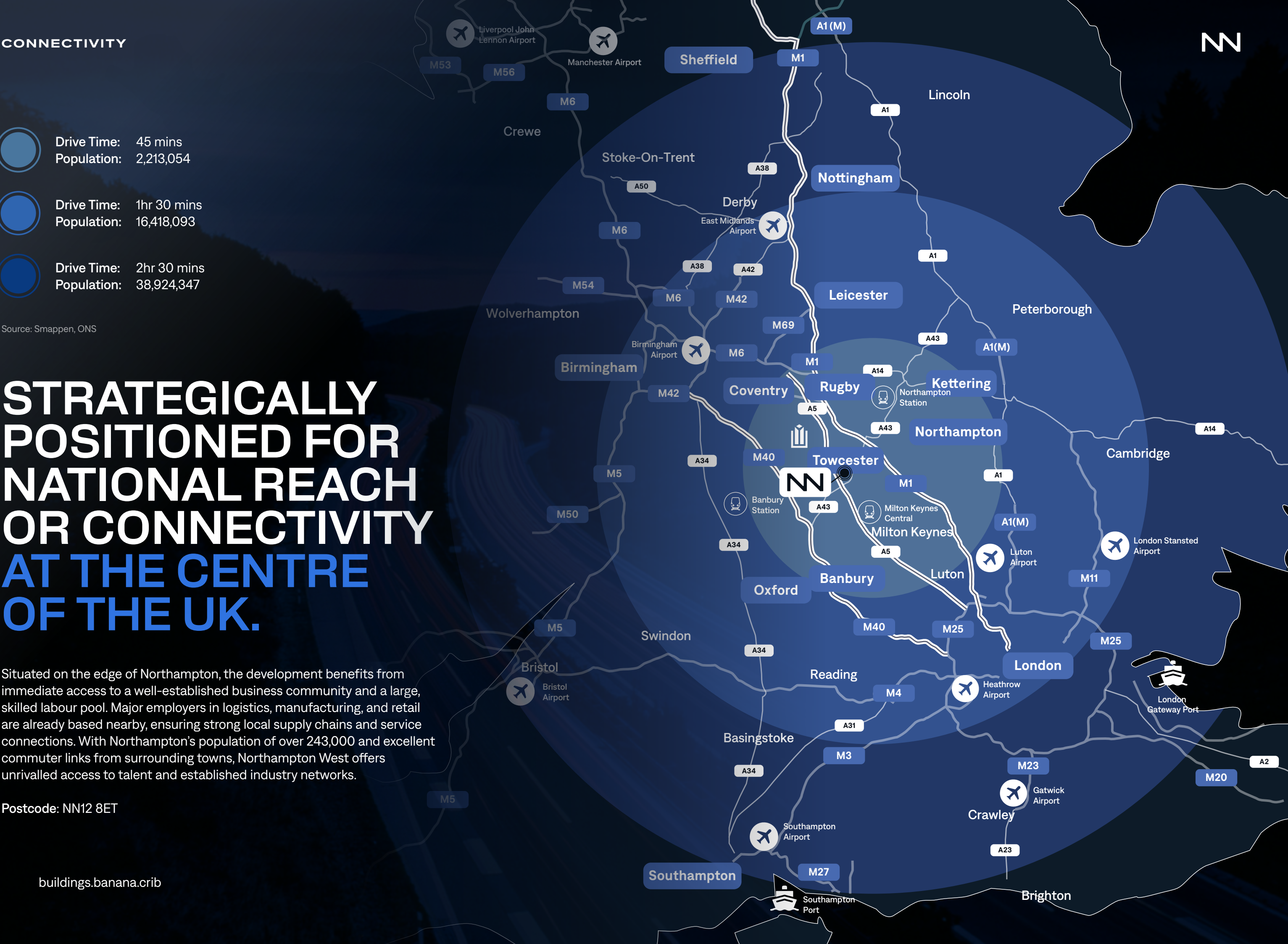
Drive Time: 2hr 30 mins  
Population: 38,924,347

Source: Smappen, ONS

STRATEGICALLY  
POSITIONED FOR  
NATIONAL REACH  
OR CONNECTIVITY  
AT THE CENTRE  
OF THE UK.

Situated on the edge of Northampton, the development benefits from immediate access to a well-established business community and a large, skilled labour pool. Major employers in logistics, manufacturing, and retail are already based nearby, ensuring strong local supply chains and service connections. With Northampton's population of over 243,000 and excellent commuter links from surrounding towns, Northampton West offers unrivalled access to talent and established industry networks.

Postcode: NN12 8ET



NORTHAMPTON LABOUR & DEMOGRAPHICS

Northampton's local labour market is strong and stable. With an employment rate near 78% and unemployment at under 3%, Northamptonshire offers a resilient workforce ready for logistics and manufacturing operations. Full-time average wages exceed £710 per week and nearly 45% of residents hold a Level 4 qualification or above. With manufacturing accounting for near 9% of jobs, and a population which has grown by almost 16% since 2011, this is a region well-suited for high-quality industrial space.

*\*Sources: ONS/Nomis*

Employment Rate ▾

77.9%



Workers With Level 4+ Qualifications ▾

44.8%

Manufacturing Based Jobs ▾

8.8%

Population ▾

243,000



Unemployed Residents (16+) ▾

8,780

Gross Weekly Pay ▾

£710



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 PANATTONI

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America. Across Europe and India alone, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space, with a further 28 million sq ft currently under construction.

Panattoni operates from 69 offices globally and works with multinational occupiers, third-party logistics providers, manufacturers, and technology-led businesses. Its developments are designed as high-specification, future-ready facilities capable of supporting automation, advanced power requirements, digital operations, and evolving supply chain needs.

Panattoni's speculative development model allows it to invest through market cycles, delivering Grade A buildings in supply-constrained locations. By combining global capital strength with local expertise, Panattoni continues to provide critical industrial and logistics infrastructure that underpins trade, manufacturing, digital activity, and long-term economic growth.

To learn more about Panattoni, watch our latest video: [www.panattoni.co.uk/economy](http://www.panattoni.co.uk/economy)



CapitaLand Ascendas REIT (CLAR) is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002. CLAR has since grown to be a global REIT anchored in Singapore, with a strong focus on technology and logistics properties in developed markets. As at 31 December 2025, its investment properties under management stood at S\$18.2 billion. It owns a total of 226 properties across three segments, namely Business Space & Life Sciences; Industrial & Data Centres; and Logistics. These properties are in the developed markets of Singapore, Australia, the US, and the UK/Europe.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

For more information on CLAR, please visit [www.capitaland-ascendasreit.com](http://www.capitaland-ascendasreit.com)

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**NORTHAMPTON WEST**



# NORTHAMPTON WEST

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In partnership with

**CapitaLand**  
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