

Baytree

NORTHAMPTON

186,077 SQ FT

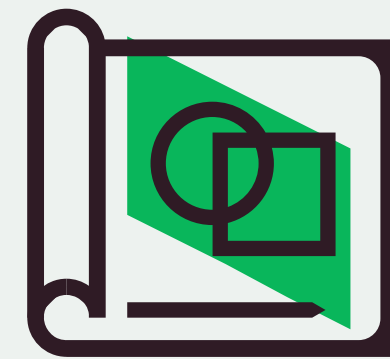
Cutting-edge Industrial & Logistics Unit

Available Spring 2027

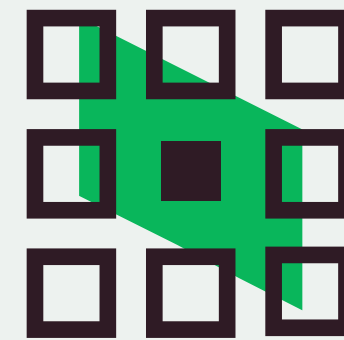




Designed to **optimise energy efficiency** and reduce costs



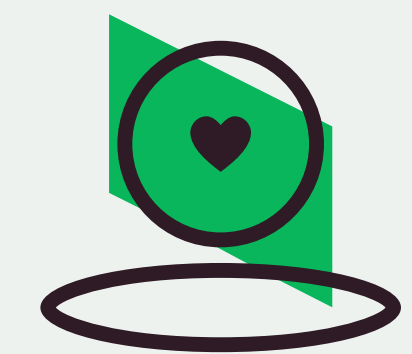
Exceptional high-spec logistic and industrial unit



Perfectly positioned in Brackmills Industrial Estate



Outstanding **commitment to sustainability**



Designed with people in mind to **foster occupier wellness**



NORTHAMPTON'S PRIME POSITION.

£719.10

gross weekly earnings*

85% of UK

within a 4.5 hour drive time

426,700

local population

*compared to £729.60 nationally



PAVILION DRIVE, NN4 7YP
///PRICES.CROWDS.SINGS

Located at the entrance to the well-established **Brackmills Industrial Estate**, a prominent location providing easy access to neighbouring roads.

< A14 J13
21 miles
24 minutes

M1 J15 >
5 miles
5 minutes

Baytree

A GATEWAY
LOCATION.

A45

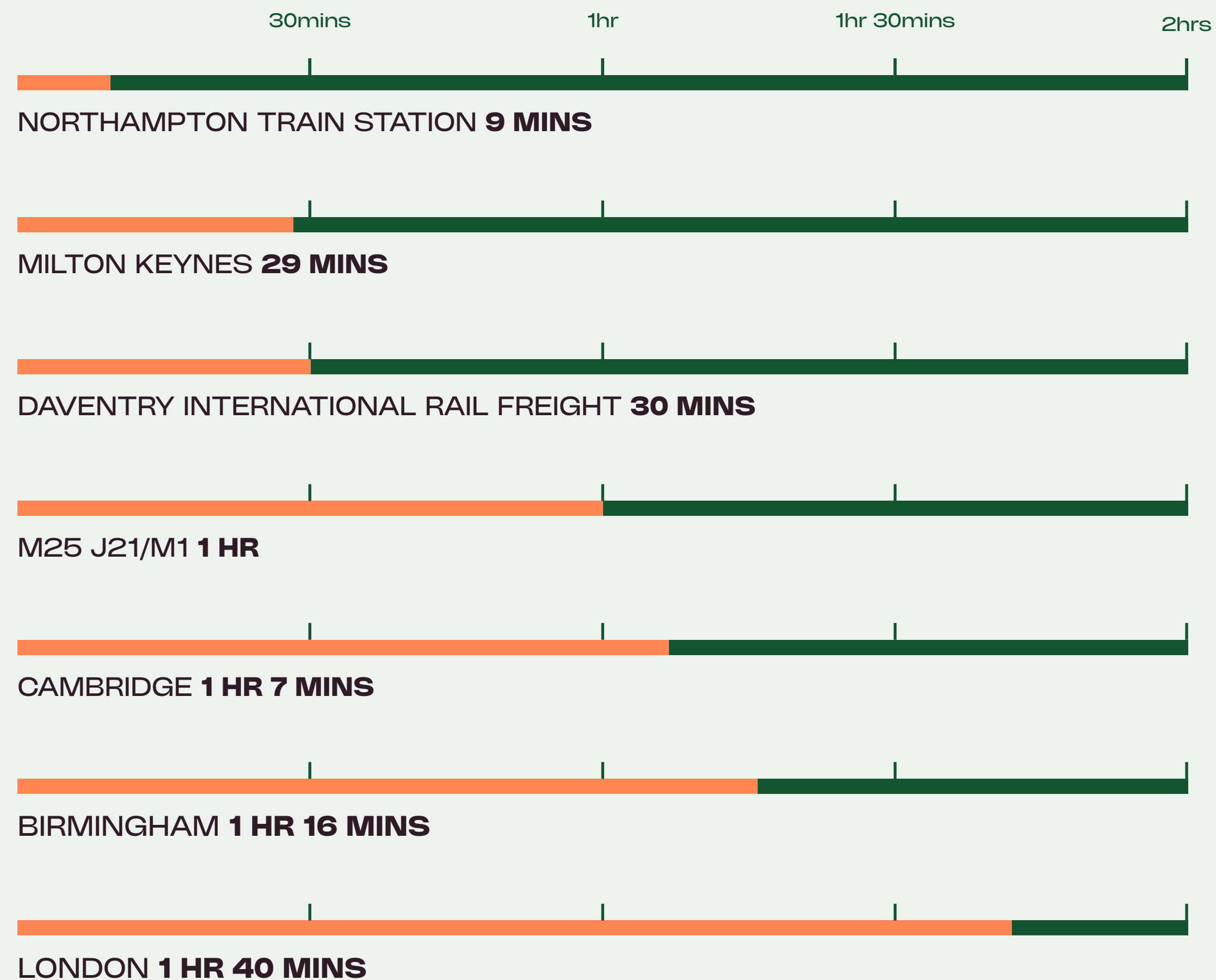
A45



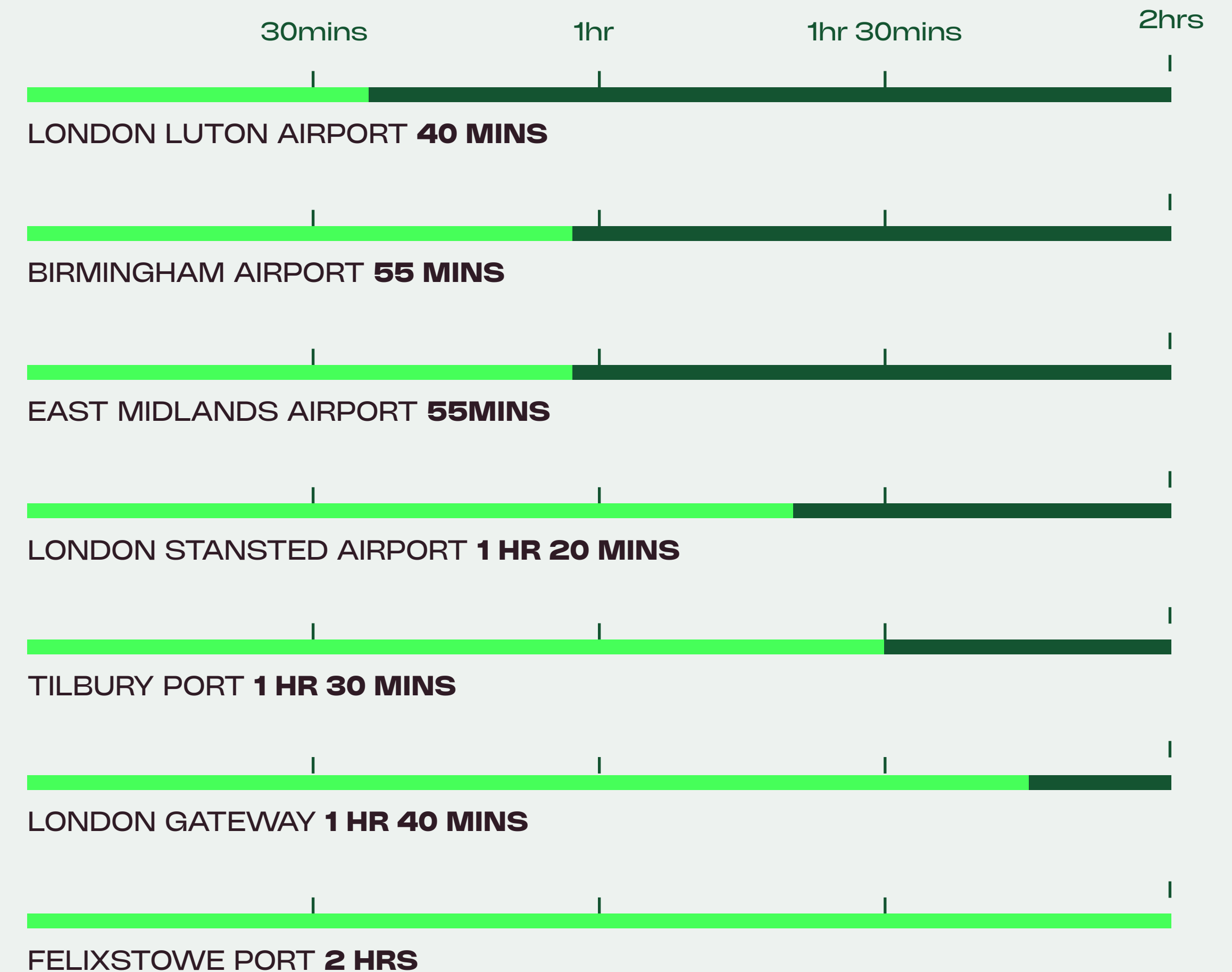
- ASDA
- Wickes
- Travis Perkins
- Cygnia
- Great Bear
- uniserve
- DACHSER
- Baxter
- DHL
- Refresco
- DECATHLON
- DACHSER
- DACHSER
- ACTIVE ANIS
- ILG
- DSV
- Clipper
- ID LOGISTICS
- BLACK & BECKER
- OASIS
- AUTOGLASS
- J&J Global Fulfilment
- BARCLAYS
- YODEL
- JOHN LEWIS & PARTNERS
- Wickes

CONNECTIONS.

🚗 Drive times



✈️ Airports 🚢 Seaports



IMPRESSIVE SPACE.

Targeting BREEAM
'Outstanding'

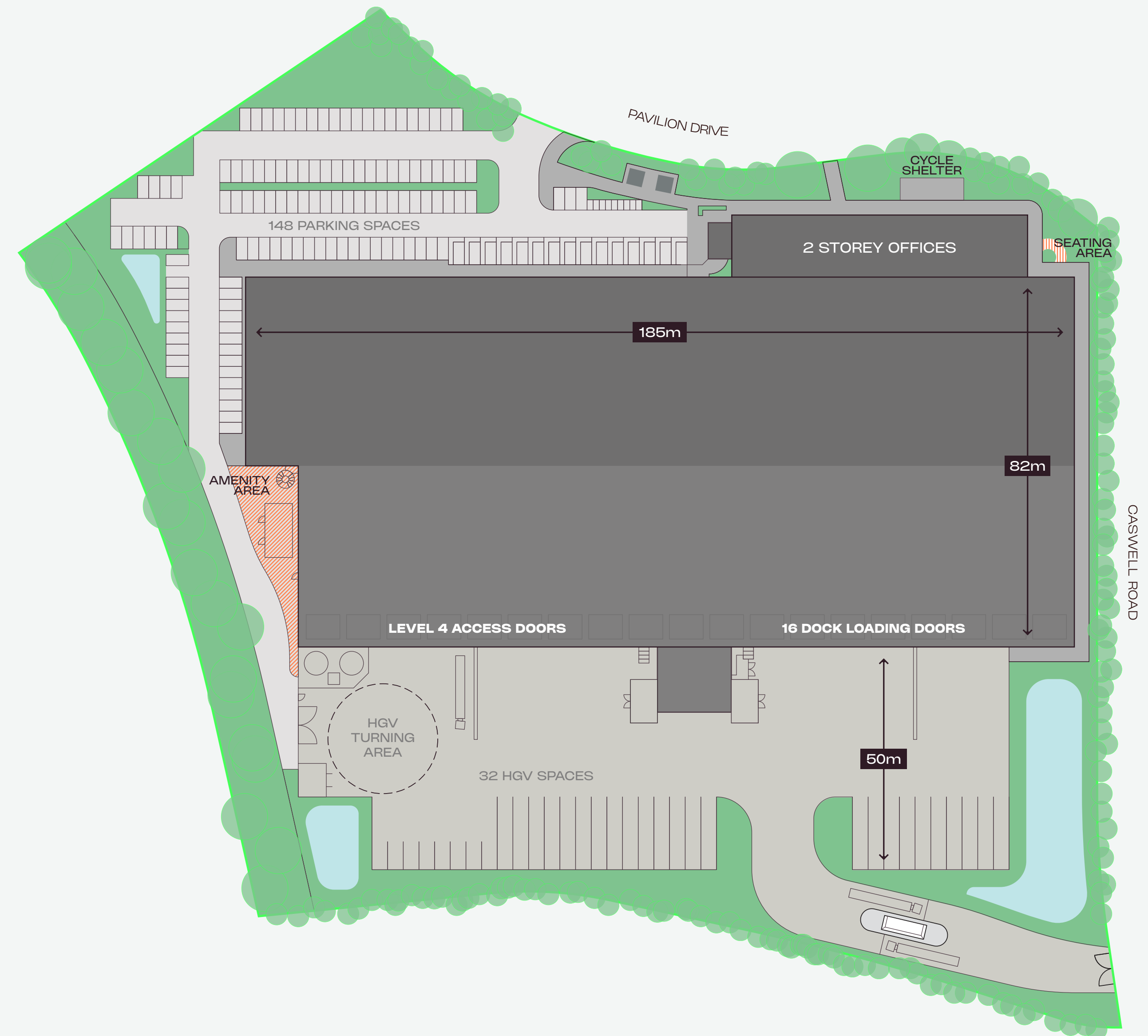


SCHEDULE OF AREAS.

	SQ M	SQ FT
Warehouse	15,022	161,697
2 Storey Offices	1,581	17,018
Transport Office	664	7,147
Gatehouse	20	215
Total	17,287	186,077

All areas are approximate and measured on a GIA

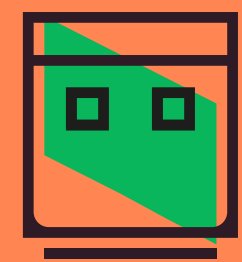
Wide Aisle Racking	17,968
VNA Racking	25,808
Car Parking Spaces	148



SUMMARY SPECIFICATION.



15m eaves height



16 dock loading doors
& 4 level access doors



50m yard



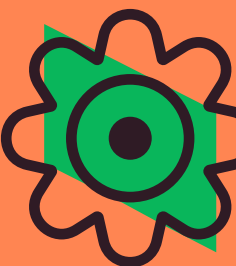
2 storey offices



Solar PV panels for up to 50%
main office electricity usage



Building management
system



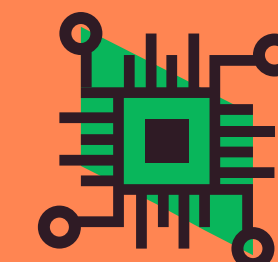
Scents, sound and biophilia
in reception area



Super airtight
building envelope



Air source heat pumps



Smartscan portal



Multi-purpose amenity pod



EV charging

LEADING THE EDGE WITH BAYTREE.

**Baytree edge is our commitment
to continuous innovation.**

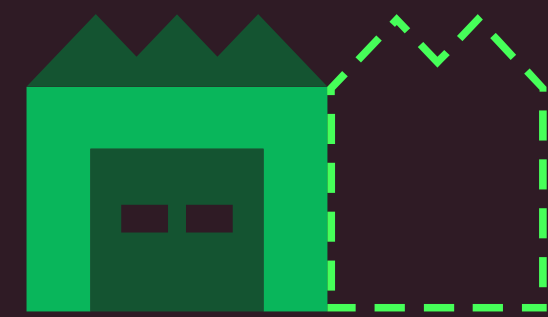
We've created a set of guiding principles to stay ahead of change. From emerging technologies and shifting supply chains to evolving workplace practices and global challenges, like climate change and pandemics.

With Baytree Edge, we're not just meeting future regulations—we're helping our customers build businesses that are ready for whatever comes next.



Baytree EDGE: Our Principles

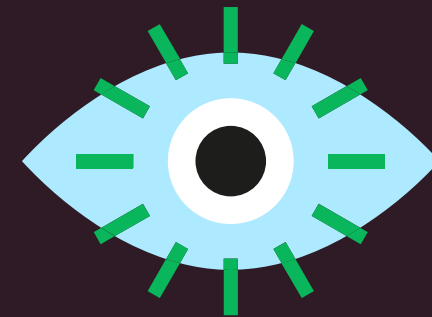
PRINCIPLE 1



DESIGNED WITH FLEXIBILITY FOR FUTURE CHANGE.

Built to evolve.

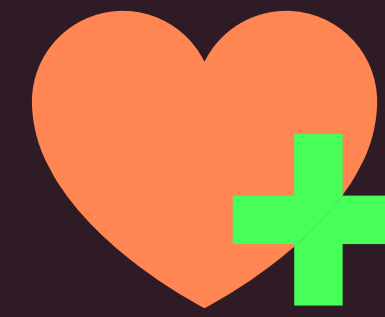
PRINCIPLE 2



TECHNOLOGY ENABLED SMART SPACES.

Future forward design.

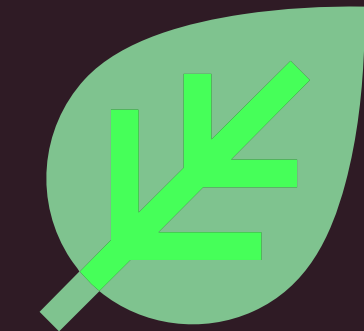
PRINCIPLE 3



FOSTERING ENVIRONMENTS FOR WELLBEING.

Designed for people.

PRINCIPLE 4



FUNDAMENTALLY CLEAN: AIR, WATER, SOIL & ENERGY.

Minimising impact.

GET IN TOUCH

PAVILION DRIVE, NN4 7YP
///PRICES.CROWDS.SINGS



CASEY FERGUSON
+44 (0) 7780 608 279
cf@baytree.com

TOM WATKINS
+44 (0) 7917 093 167
tom.watkins@jll.com

JACK BOOTH
+44 (0) 7739 751 830
jbooth@sbyre.com

AMIT BABBAR
+44 (0) 7437 010 156
ab@baytree.com

WILL ARNOLD
+44 (0) 7793 149 886
will.arnold@jll.com

JOSH GARWOOD
+44 (0) 7943 176 189
jgarwood@sbyre.com

BAYTREE.COM



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.

April 2026. Reference 2604016. JAMES&JAMES | jamesjames.design