



ODETTE 58

Cob Drive, **Swan Valley**, Northampton, NN4 9BB

TO LET



58,080 ft² (5,395.76 m²)

Prime Industrial Development at J15A of the M1

Available October 2019 | www.odette58.com

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Odette 58 is a new Grade A speculative development, which is located on Cob Drive, off Swan Valley Way, on Swan Valley Industrial Estate. The building is located only 1.5 miles from Junction 15A of the M1 Motorway, which provides access to the wider motorway network.

The Swan Valley Industrial Estate is a well-established and successful distribution location adjacent to the M1 at Northampton, and at the heart of the Golden Triangle. Occupiers include Morrisons, Pets at Home, Eddie Stobart, Carlsberg, Royal Mail and The White Company.





SCHEDULE OF ACCOMMODATION (GIA)

Warehouse 5,133.78 m² 55,260 ft²

Offices 261.98 m² 2,820 ft²

Total 5,395.76 m² 58,080 ft²

*Subject to Accurate Measurement on Practical Completion



**10M CLEAR
HEIGHT**



**4 DOCK LEVEL
DOORS**



**2 LEVEL
ACCESS DOORS**



**60 PARKING
SPACES**



SECURE YARD



**EPC TARGET:
A RATING**



**MAX 50M
YARD DEPTH**



**GRADE A OFFICE
CONTENT**



**SOLAR PANELS
/ PV ROOF**

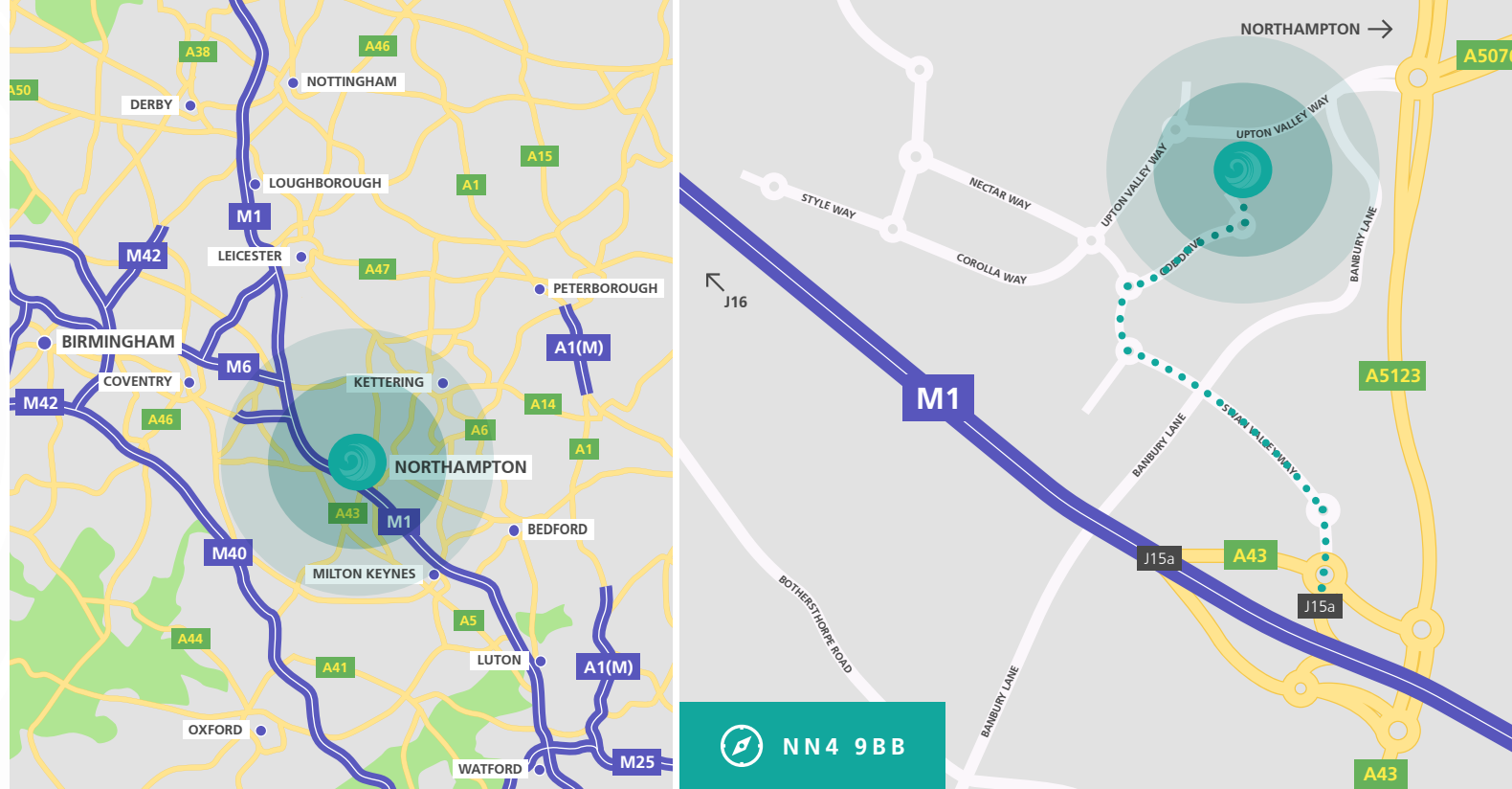


**EV CHARGING
POINTS**

TRAVEL DISTANCES

M1 (J15a)	1.5 Miles
Northampton	3.5 Miles
Milton Keynes	19.7 Miles
Kettering	19.7 Miles
Coventry	32 Miles
Leicester	38.8 Miles
London	54 Miles
Birmingham	55 Miles

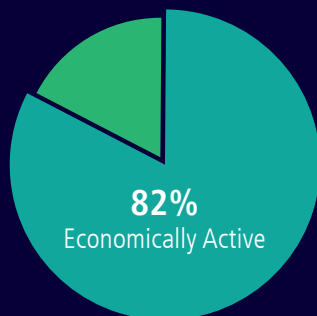
Source: Google Maps



DEMOGRAPHICS

Source: Nomisweb

Northampton Population



Skilled labour force NVQ2 or above

75.2% Northampton

70.9% East Midlands

74.7% Great Britain

% workers in transport/storage services

8.8% Northampton

4.7% East Midlands

5.5% Great Britain

For further information, please contact the joint agents:

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