



QUATTRO

RAUNDS, NN9 6XU

NEW INDUSTRIAL/ LOGISTICS UNITS

10,867 TO 117,522 SQ FT
(1,010 – 10,918 SQ M)



SUSTAINABLE
DESIGN



ENHANCED
SPECIFICATION



AVAILABLE
NOW

A TRUE LOGISTICS LOCATION

Quattro Raunds is the latest premier industrial and logistics development on the A45 corridor. The scheme comprises four new build units that are perfectly placed to satisfy occupier demands.

With strategic links to the A14 and M1 Motorway, connectivity across Northamptonshire as well as the East of England has never been better. Northampton, Kettering, Wellingborough and Corby are all within 20 miles, whilst Cambridge is only 38 miles away.

The scheme has been designed to provide enhanced specifications and includes various sustainable initiatives that are of critical importance to our Hillwood and our occupiers. Units have been finished to the highest standards so occupiers can expect best-in-class facilities.

Following a construction period that started in August 2024, the scheme achieved practical completion in February 2026 and is fully available for immediate occupation.

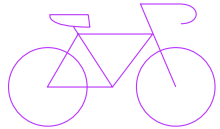


Q10

ENHANCED SPECIFICATION



FIBRE
CONNECTIVITY



10 CYCLE
SPACES



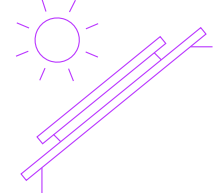
BREEAM
"EXCELLENT"



EPC "A" RATING



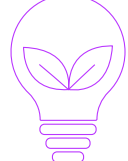
2 EV
CHARGING POINTS



PV PANELS

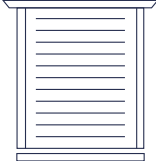


SUSTAINABLE
MATERIALS

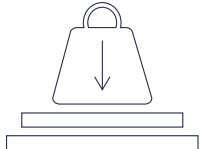


ENERGY EFFICIENT
HEATING, COOLING,
AND LIGHTING

SPECIFICATION



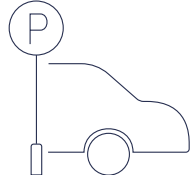
2 SURFACE
LEVEL DOORS



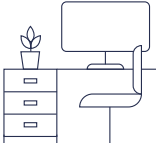
50 KN/m2
FLOOR LOADING



110 kVA
POWER SUPPLY



10 CAR PARKING
SPACES



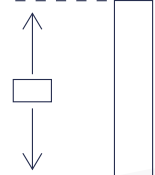
GRADE A OPEN PLAN
FIRST FLOOR
OFFICES



SECURE YARD



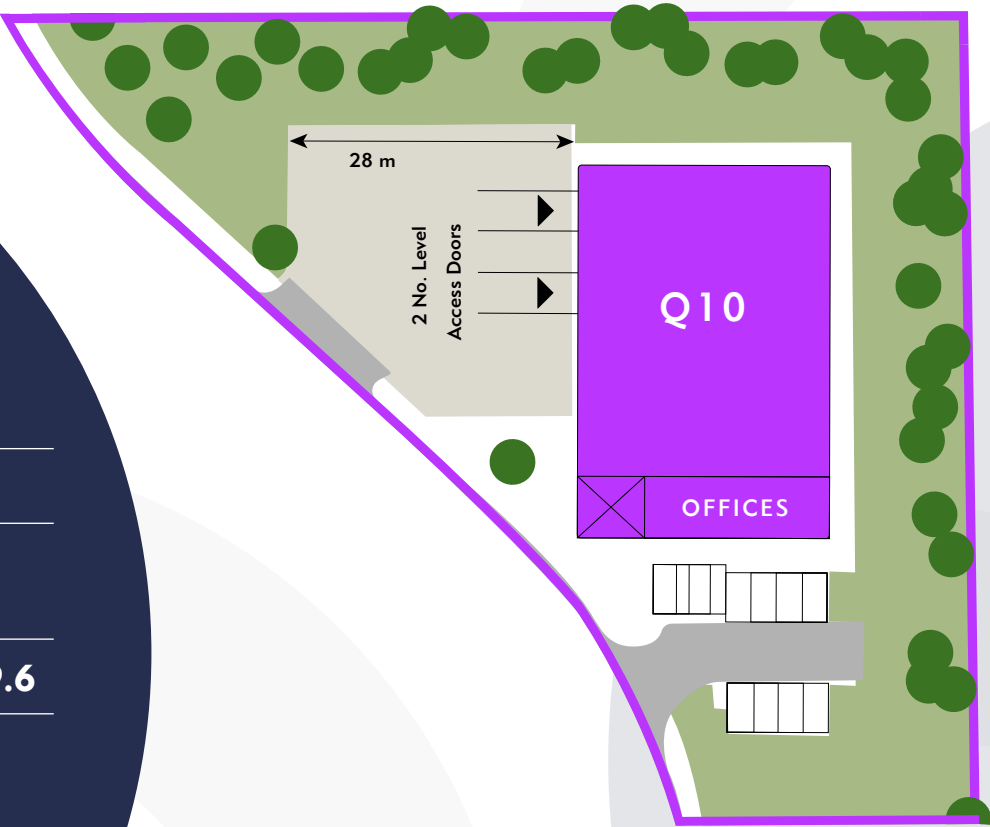
28M YARD DEPTH



8M CLEAR
INTERNAL HEIGHT

ACCOMMODATION

Q10	SQ FT	SQ M
WAREHOUSE	8,972	833.5
FIRST FLOOR OFFICE (INCLUDING GROUND FLOOR CORE)	1,895	176.1
TOTAL GIA	10,867	1,009.6

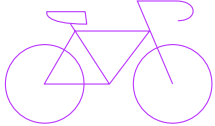


Q40

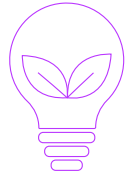
ENHANCED SPECIFICATION



FIBRE
CONNECTIVITY



20 CYCLE
SPACES



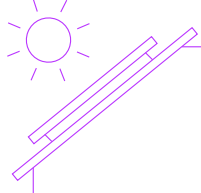
BREEAM
"EXCELLENT"



EPC "A" RATING



4 EV
CHARGING POINTS



PV PANELS

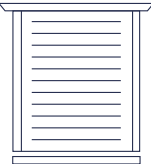


SUSTAINABLE
MATERIALS

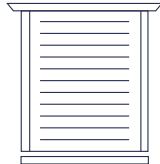


ENERGY EFFICIENT
HEATING, COOLING,
AND LIGHTING

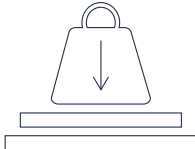
SPECIFICATION



4 DOCK
LEVEL DOORS



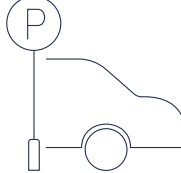
1 SURFACE
LEVEL DOOR



50 KN/m2
FLOOR LOADING



320 kVA
POWER SUPPLY



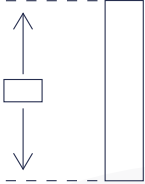
45 CAR PARKING
SPACES



GRADE A OPEN PLAN
FIRST FLOOR
OFFICES



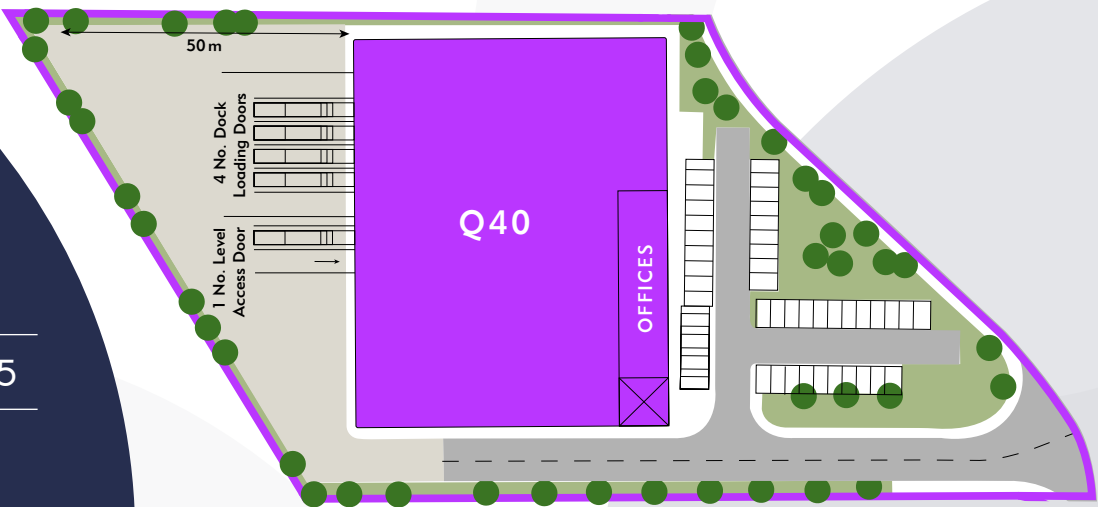
SECURE YARD
WITH 50M YARD
DEPTH



10M CLEAR
INTERNAL HEIGHT

ACCOMMODATION

Q40	SQ FT	SQ M
WAREHOUSE	37,184	3,454.5
FIRST FLOOR OFFICE (INCLUDING GROUND FLOOR CORE)	3,862	358.8
TOTAL GIA	41,046	3,813.3



NOW LET

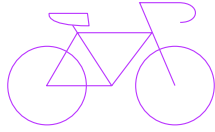


Q80

ENHANCED SPECIFICATION



FIBRE
CONNECTIVITY



32 CYCLE
SPACES



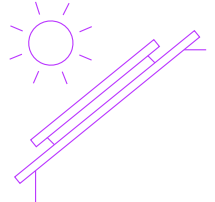
BREEAM
"EXCELLENT"



EPC "A" RATING



4 EV
CHARGING POINTS



PV PANELS



SUSTAINABLE
MATERIALS

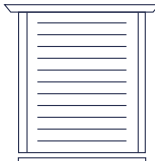


ENERGY EFFICIENT
HEATING, COOLING,
AND LIGHTING

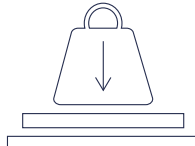
SPECIFICATION



8 DOCK
LEVEL DOORS



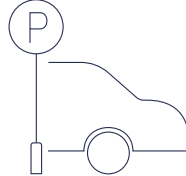
2 SURFACE
LEVEL DOORS



50 KN/m²
FLOOR LOADING



620 kVA
POWER SUPPLY



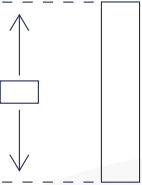
73 CAR PARKING
SPACES



TWO STOREY GRADE
A OPEN PLAN
OFFICES



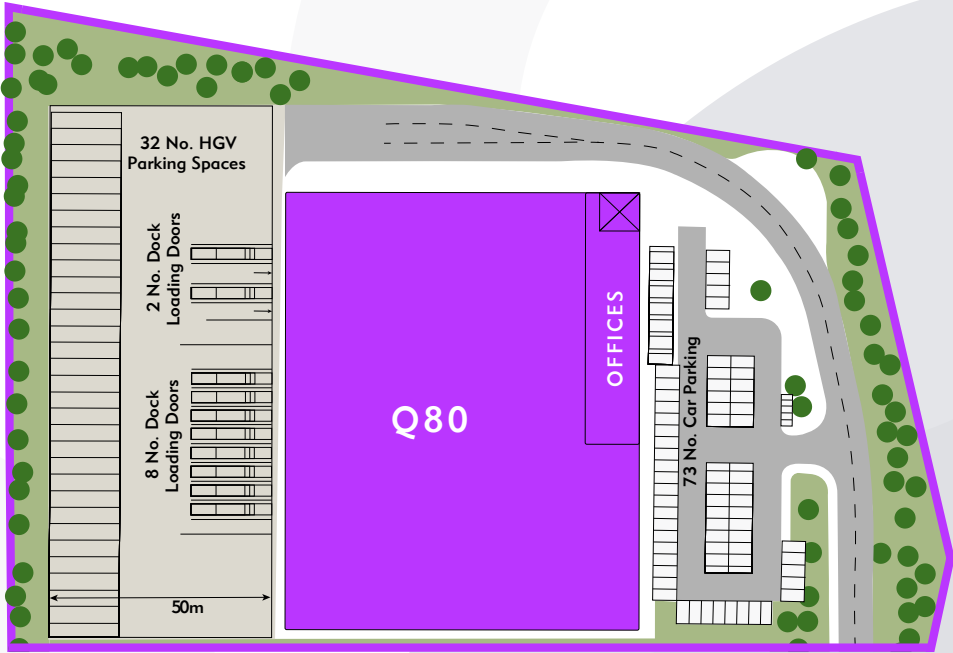
SECURE YARD
WITH 50M YARD
DEPTH



12M CLEAR
INTERNAL HEIGHT

ACCOMMODATION

Q80	SQ FT	SQ M
WAREHOUSE	73,295	6,809.3
FIRST FLOOR OFFICE (INCLUDING GROUND FLOOR CORE)	7,452	692.3
TOTAL GIA	80,747	7,501.6



NOW LET

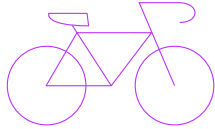


Q117

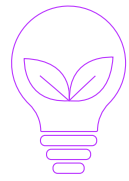
ENHANCED SPECIFICATION



FIBRE
CONNECTIVITY



40 CYCLE
SPACES



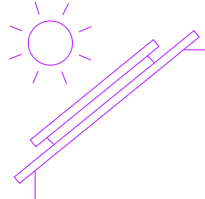
BREEAM
"EXCELLENT"



EPC "A" RATING



6 EV
CHARGING POINTS



PV PANELS



SUSTAINABLE
MATERIALS

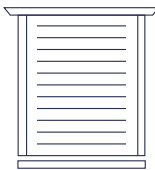


ENERGY EFFICIENT
HEATING, COOLING,
AND LIGHTING

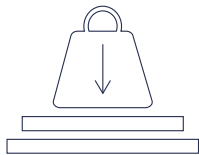
SPECIFICATION



10 DOCK
LEVEL DOORS



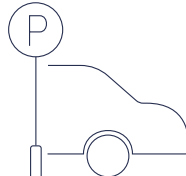
2 SURFACE
LEVEL DOORS



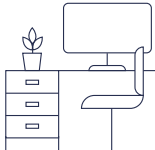
50 KN/m²
FLOOR LOADING



900 kVA
POWER SUPPLY



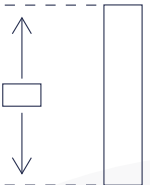
110 CAR PARKING
SPACES



TWO STOREY
GRADE A OPEN
PLAN OFFICES



SECURE YARD
WITH 50M YARD
DEPTH



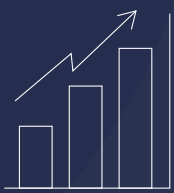
12M CLEAR
INTERNAL HEIGHT

ACCOMMODATION

Q117	SQ FT	SQ M
WAREHOUSE	111,862	10,392.3
GROUND FLOOR & FIRST FLOOR OFFICES	5,660	525.8
TOTAL GIA	117,522	10,918.1



STRENGTH IN NUMBERS



ECONOMICALLY ACTIVE

62.3% of the population are economically active in Raunds compared to 57.5% in the East Midlands and 58.6% nationally. (6,252 excluding full time students).



£643.50

Gross Weekly Pay £643.50 (North Northamptonshire) compared to £640.20 in East Midlands, and £682.60 in Great Britain.



POPULATION

81.4% of the population are within working age and the population in Raunds has increased by 1.7% since the 2011 census.



POPULATION DENSITY

Raunds has a population density of 380.4 usual residents per square kilometre in comparison with 312.4 in the east midlands and 433.5 nationally.



£16.40

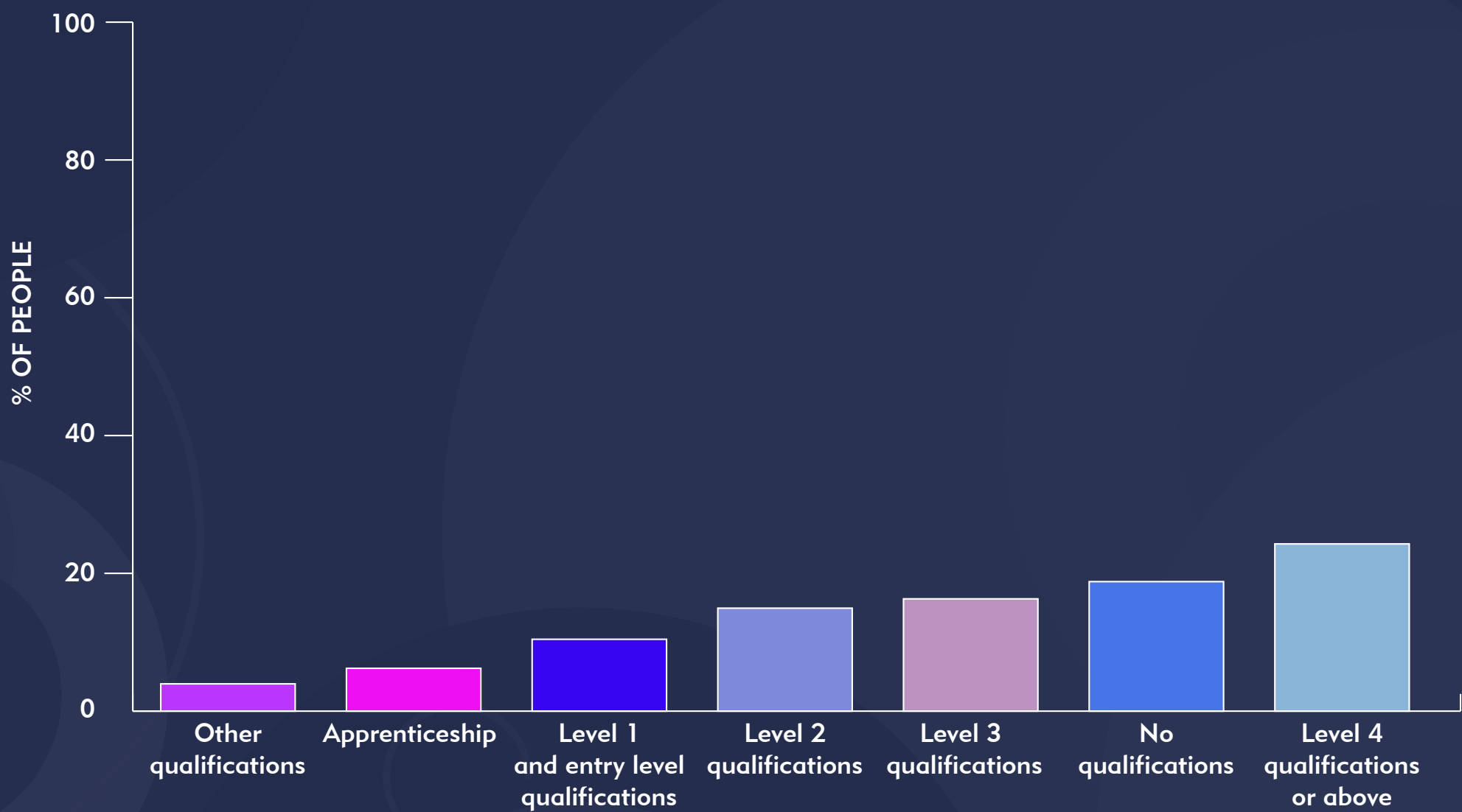
Average hourly pay of £16.40 (North Northamptonshire) compared to £17.49 in Great Britain.



85%

85% of the UK population live within a 4.5 hour drive time (56.5 million people).

HIGHEST LEVEL OF QUALIFICATION (289,186 RESIDENTS)



PERFECTLY LOCATED FOR BUSINESS

Located in Northamptonshire, Raunds is a leading industrial and logistics location that is strategically positioned on the A45.

This in turn provides direct access to the A14 and M1 Motorway, as well as excellent links to nearby centres such as Northampton, Kettering, and Corby.

Quattro is prominently located immediately adjacent to the A45, and opposite the established Warth Park. Nearby local amenities also include a BP service station, McDonald's restaurant, and Asda supermarket.

Due to the superb transport links and a strong labour supply many local, regional, and national occupiers have already chosen to locate here.

Local occupiers include:

Whirlpool

DSV

HOWDENS

dpd

exertis

müller

AVERY.



repeat.brink.quiz



Local occupier - DPD

QUATTRO, RAUNDS



PROSPECT WAY, RAUNDS, NN9 6XU

STRATEGICALLY POSITIONED

repeat.brink.quiz
POSTCODE:NN9 6XU

DRIVE TIMES

Raunds	1 mile	4 mins
Kettering	12 miles	20 mins
Northampton	18 miles	26 mins
Peterborough	24 miles	39 mins
Cambridge	38 miles	52 mins
Birmingham	57 miles	1h 14 mins

MOTORWAYS

A14	3 miles	7 mins
A1(M)	15 miles	16 mins
M1	21 miles	26 mins
M6	33 miles	35 mins
M11	45 miles	51 mins

AIRPORTS

Cambridge City	39 miles	49 mins
Luton	55 miles	1hr 11 mins
Birmingham	60 miles	1hr 4 mins
Stansted	62 miles	1hr 12 mins
East Midlands	68 miles	1hr 7 mins

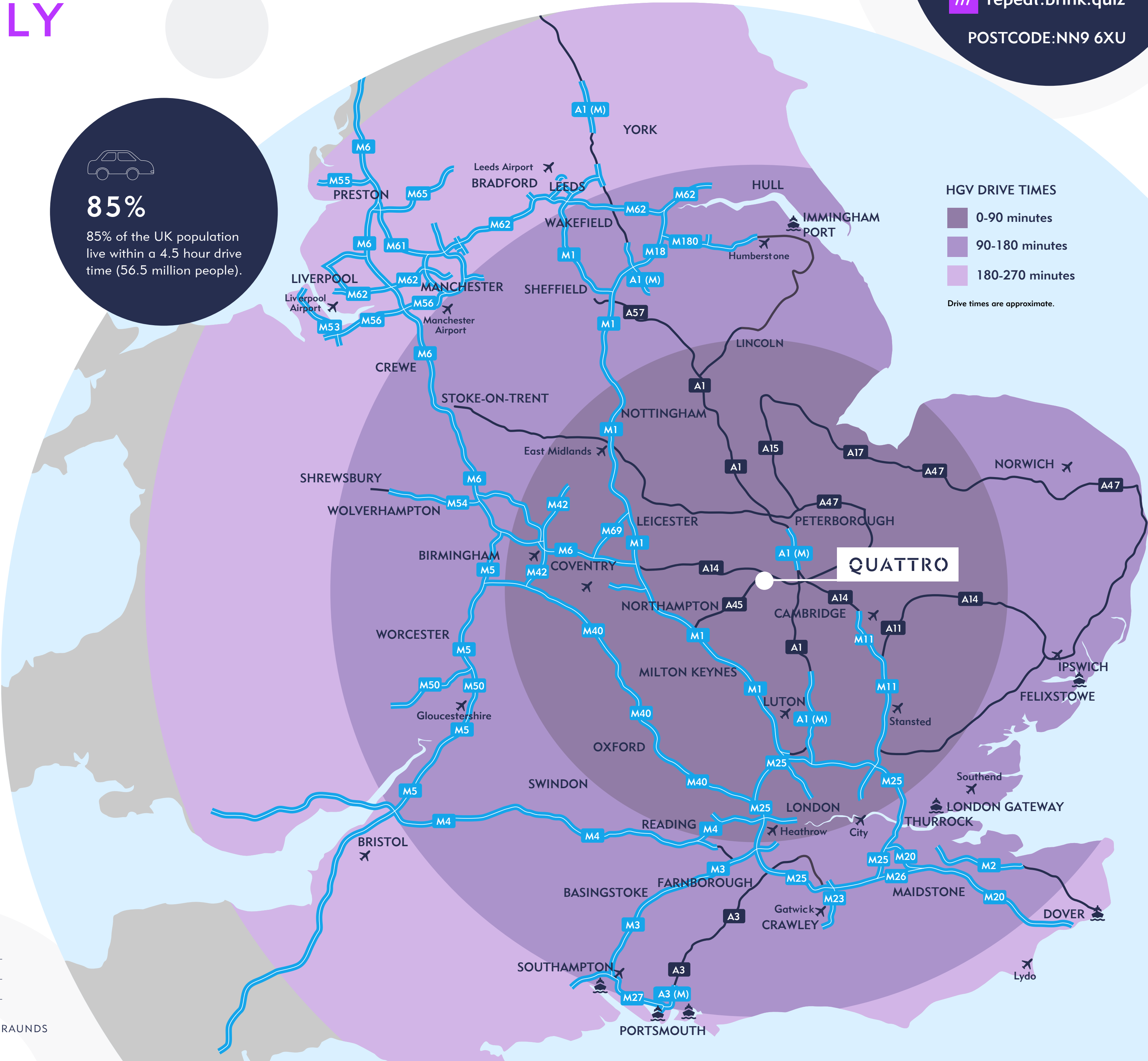
RAIL FREIGHT

Northampton Gateway	21 miles	29 mins
DIRFT	38 miles	48 mins
Hams Hall	63 miles	1hr 9 mins
East Midlands Gateway	66 miles	1hr 11 mins
West Midlands Interchange	83 miles	1hr 25 mins

RAIL CONNECTIONS

Wellingborough Train Station	18 mins
Kettering Train Station	21 mins
Corby Train Station	34 mins


85%
85% of the UK population live within a 4.5 hour drive time (56.5 million people).



SUSTAINABILITY AT ITS HEART



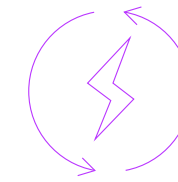
BREEAM “EXCELLENT”

The units have achieved BREEAM “Excellent” certification. Hillwood and our consultants are committed to including the maximum amount of sustainable enhancements possible at each of our schemes.



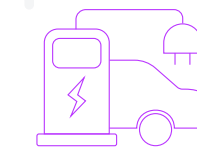
ENERGY PERFORMANCE (EPC)

The units have EPC “A” Rating.



ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



ELECTRIC VEHICLE (EV) CHARGING

The units provide EV charging spaces, as well as providing ducting to enable further spaces to be constructed in the future.



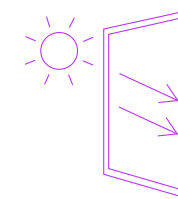
ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



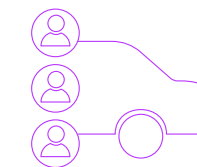
GREEN ENVIRONMENT & SOCIAL WELL-BEING

Raunds has a range of walkways, bridle paths, lakes and green spaces offering staff a pleasant and natural external environment.



NATURAL DAY- LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.

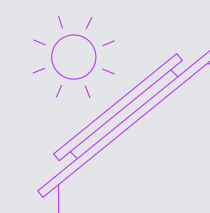
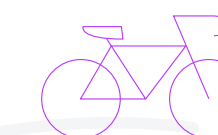


PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels will be provided under the base build, whilst the roof will be structurally designed to support panels across the entirety so the occupier can add more as they wish.



CYCLE PARKING

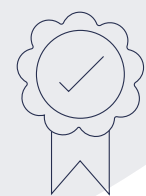
Covered cycles spaces and shower facilities will be provided.

HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

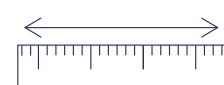
Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.



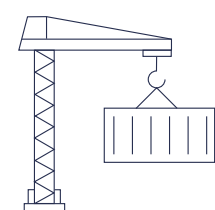
BEST IN CLASS

Development team, technical team, and consultants.



5M SQ FT

Committed from 2025 onwards.



LIVE PROJECTS

In every region of the UK.



SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



FOCUSED

Global reach, focused home team.



AGILE

Private ownership and capital allows quick decisions.

RECENT OCCUPIERS



OUR AWARDS



www.hillwooduk.com

"PROACTIVE, PROFESSIONAL, AND PASSIONATE"

"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

Richard Ford

Director - Project Management and Engineering and Real Estate
Crown Packaging Manufacturing UK Ltd.



Lightning Park, Huntingdon



Crewe 335, Crewe



Central Approach, Bristol

FURTHER INFORMATION

PLANNING

The site benefits from detailed planning consent for the proposed scheme with unrestricted B2 and B8 employment uses [Planning Ref: 20/00960/FUL].

RENT

Please contact our retained agents for further information.

TENURE

The premises are available by way of a new lease and may be considered for sale, subject to occupier interest.

TIMING

The units are available for immediate occupation.



QUATTRO

RAUNDS, NN9 6XU

CONTACT

Please contact the retained agents:



JONJO LYLES
07388 488 252
jonjo.lyles@m1agency.co.uk

GEORGINA THOMPSON
07793 461 360
georgina.thompson@m1agency.co.uk

KAYLEIGH MASON
07747 486 661
kayleigh.mason@m1agency.co.uk

SOPHIE CORDERY
07825 380 457
sophie.cordery@m1agency.co.uk



PATRICK STANTON
07918 709 399
patrick.stanton@bidwells.co.uk

WALTER SCOTT
07918 081 533
walter.scott@bidwells.co.uk

A DEVELOPMENT BY:

HILLWOOD
A PEROT COMPANY®

www.hillwooduk.com

IMPORTANT NOTICE M1 Agency and Bidwells give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated August 2026.