



161,175 sq ft

(14,973 sq m)

Under refurbishment

Available now

5 Cheaney Drive, Northampton NN4 5FB

[///policy.plants.happen](http://policy.plants.happen)

Prologis
**Grange
Park** DC6





A location that delivers

Prologis Grange Park is the ideal choice for businesses seeking efficient distribution and growth. Strategically located adjacent to M1 J15, it provides both cost and valuable time savings on transport routes to primary consumer markets.

The Park is situated in Northampton, a well-established logistics location, granting access to a prime and readily available workforce across the East Midlands.

Refurbished with **sustainability** in mind



DC6 benefits from solar PV array, EV chargers, and a double yard – ensuring every detail meets your business requirements. The installation of LED lighting and an alarm system delivers additional operational cost savings of £350,000.

DC6 offers:



All electric
offices



LED
lighting



Target
EPC A



Solar
PV

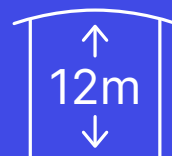


EV
charging

Two yards are **better** than one

This is a rare opportunity to secure a fully refurbished warehouse facility, offering 161,175 sq ft of quality space. Grange Park DC6 comes complete with LED lighting, heating, new all electric offices and separate warehouse toilets, saving both time and cost on move-in.

Featuring two large yards (total yard area of 2.35 acres) and loading on two elevations, Grange Park DC6 allows more HGV and goods storage for better operational efficiency and flexibility.



12m
eaves



48 HGV
spaces



14 dock
doors



4 level
access doors



156 car
spaces



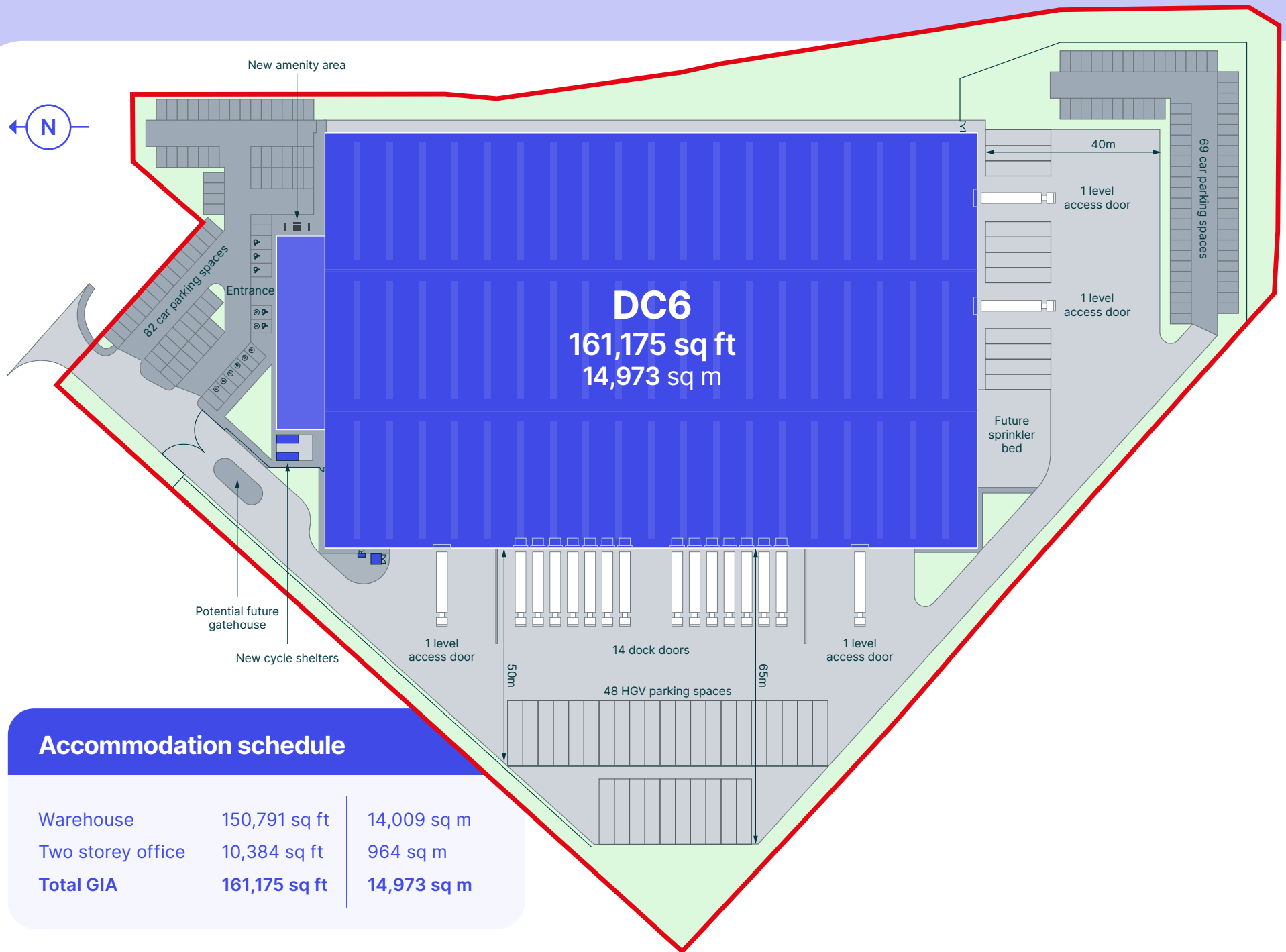
External staff
amenity space

←2.35→
acres

Total yard
area

50kN
↓ ↓ ↓

50kN/m² floor
loading



Accommodation schedule

Warehouse	150,791 sq ft	14,009 sq m
Two storey office	10,384 sq ft	964 sq m
Total GIA	161,175 sq ft	14,973 sq m

Where connectivity meets opportunity

Strategically located in the heart of the UK and a 2 minute drive to the M1, Prologis Grange Park offers unparalleled connectivity for streamlined business operations. The M1 ensures seamless access to key markets, linking directly to the M25 for connections to London in the south and Leeds and Scotland in the north.

Road

Prologis Grange Park is situated ½ mile from J15 of the M1, providing fast access to the national motorway network.

M1 J15	0.5 mile
Northampton	5 miles
Milton Keynes	16 miles
M6 J1 / A14	24 miles
M25 J21 / M1	42 miles
Birmingham	55 miles
London	64 miles
Leeds	134 miles
Manchester	137 miles

Sea

Key sea freight ports can be reached within 2½ hours.

Tilbury	90 miles
London Gateway	93 miles
Southampton	108 miles
Felixstowe	125 miles
Immingham	134 miles
Dover	149 miles

Air

Located in the heart of the East Midlands, Prologis Grange Park DC6 provides easy access to numerous airport connections for both cost effective business flights and freight services.

Luton	35 miles
Birmingham	49 miles
East Midlands	54 miles
Heathrow	67 miles

Rail

Northampton Gateway Rail Terminal is within a 5 minute drive, and Prologis DIRFT is within 18 miles and provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

The new Northampton Railway Station is within 4 miles and benefits from a £30m development project.

Sources:

Distances by Google Maps

Rail times by londonmidland.com



The Prologis Experience



I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers’ needs and helping them grow within our network.

Milena Blair

Real Estate & Customer Experience Manager



From 15 years working with Prologis, I’ve found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We’re in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come.

Michael Gray, General Manager, Halfords



On-site security



Bus services



Park signage



Litter picking



Snow clearance / road gritting



On-site parking controls



Green travel plan



Maintained park drainage



Community liaison



Maintained landscaping



Customer estate meetings



Maintained private roads



Shared external building clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Milena Blair.

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

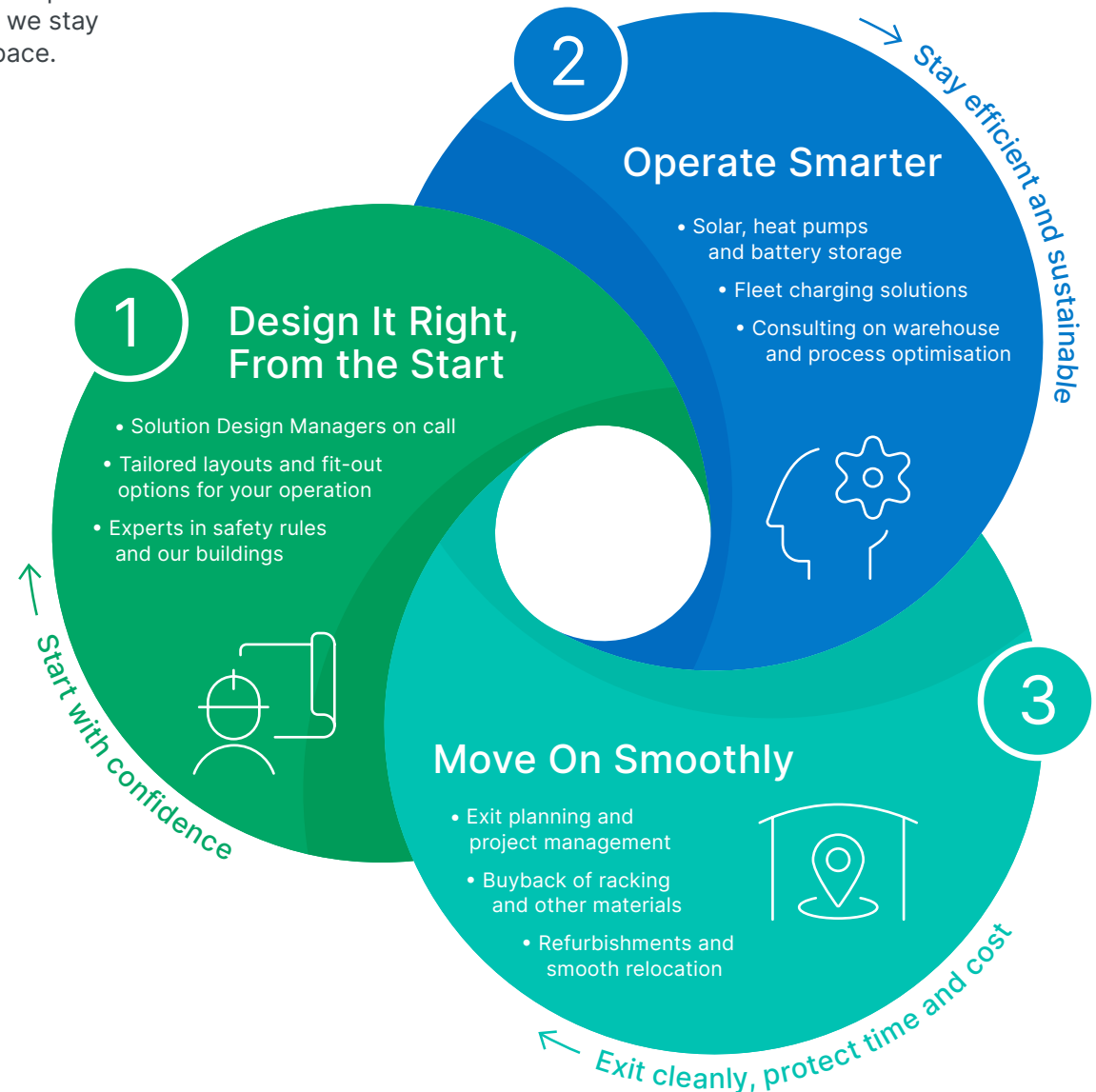
Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

Meet Your Essentials Solutions Manager

“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

Danny Bostock



Prologis Grange Park DC6

About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit: prologis.co.uk



Tom Price
tprice@prologis.com
07525 872 654

**fisher
german**
0207 367 5533
0121 561 7888

Laura Sutton
laura.sutton@fishergerman.co.uk
07974 393 007

Mike Price
mike.price@fishergerman.co.uk
07909 596 051

DTRE
020 3328 9080
www.dtre.com

Tom Fairlie
tom.fairlie@dtre.com
07747 441 858

Ollie Withers
ollie.withers@dtre.com
07496 852 526

Conditions under which particulars are issued: Fisher German and DTRE for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fisher German and DTRE has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. September 2025

