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HILLWOOD PARK NORTHAMPTON

CROW LANE, NN3 9BX

NEW INDUSTRIAL / LOGISTICS UNIT TO LET

336,740 sq ft

WWW.HILLWOODPARKNORTHAMPTON.CO.UK

HILLWOOD
A PEROT COMPANY®

AVAILABLE FROM Q2 2027

HILLWOOD

MARKET LEADING SPACE

Hillwood Park Northampton is a brand new, market leading logistics and industrial unit located in one of the UK's most dynamic commercial hubs.

Strategically positioned just 7 minutes from Junction 15 of the M1 Motorway, the scheme offers outstanding connectivity to the Midlands, the South East, and beyond.

Set within the established Crow Lane Employment Area, Hillwood Park is just 3 miles from Northampton town centre and benefits from immediate access to the A45, linking directly to both the M1 and A14 (A1/M1 Link). The area is home to a strong mix of national occupiers, including Royal Mail, Carshop, Synergy and Booker, reinforcing its reputation as a premier location for logistics and distribution.

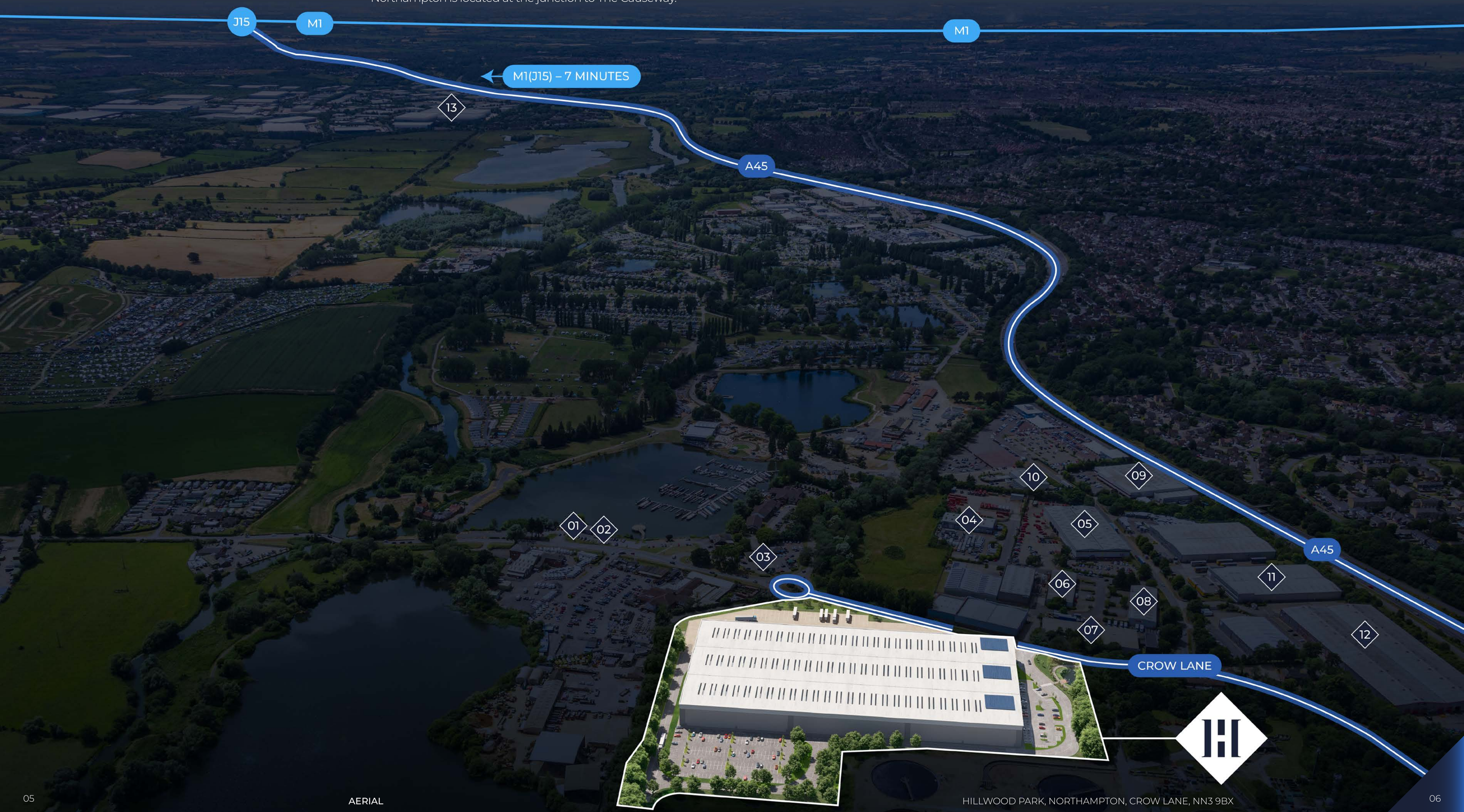
The unit extends to 336,740 sq ft and has been designed to a best-in-class specification. Incorporating a wide range of sustainable features, including roof-mounted PV panels, EV charging, and fibre connectivity, Hillwood Park is targeting a BREEAM "Excellent" rating. The unit offers occupiers an exceptional opportunity to establish a high-performance, future-ready facility at the heart of the UK logistics network.

STRATEGIC LOGISTICS LOCATION

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

The Crow Lane Industrial Estate is situated 3 miles east of Northampton Town Centre adjacent to the A45 Expressway, which provides dual carriageway access to Junction 15 of the M1 Motorway to the South and the A14 (A1/M1 Link) to the east. Crow Lane is a well established employment location with occupiers including, Sytner Select, Booker Cash & Carry, Royal Mail Distribution Centre, Synergy Retail Support and DX Delivery. Hillwood Park Northampton is located at the junction to The Causeway.

01 SUBWAY
02 GREGGS
03 bp
04 IVECO
05 Royal Mail
06 MIDSHIRES ELECTRICAL & LIGHTING LTD & RENEWABLES
07 Route1 Group
08 MICK GEORGE
09 BOOKER
10 SytnerSelect
11 Smurfit Kappa
12 SYNERGY RETAIL SUPPORT
13 Brackmills Industrial Estate Ltd



AERIAL

HILLWOOD PARK, NORTHAMPTON, CROW LANE, NN3 9BX

WHY CHOOSE HILLWOOD PARK NORTHAMPTON FOR YOUR LOGISTICS OPERATIONS?

STRATEGIC LOCATION

Hillwood Park is located adjacent to the A45 dual carriageway, providing immediate access to Junction 15 of the M1 motorway just 7 minutes to the west, with direct links to the A14 (A1/M1 Link) and A43.

ESTABLISHED OCCUPIER BASE

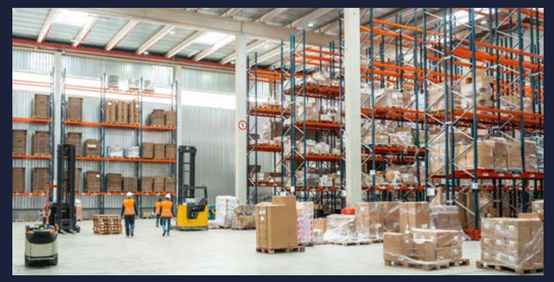
Northampton's central location at the heart of the UK's road network has made it a premier logistics hub. The immediate Crow Lane area already hosts major occupiers including Royal Mail, Booker, Synergy and Carshop, reinforcing its reputation as a proven distribution location.

RAIL FREIGHT ADVANTAGE

Northampton Gateway Rail Freight Terminal lies just 6 miles (10 minutes) to the west at Junction 15 of the M1, while Prologis DIRFT is 17 miles (30 minutes) to the north at Junction 18. Both terminals offer excellent access to the national rail freight network, including the West Coast Main Line.

SKILLED WORKFORCE

Northampton is a long-established industrial and logistics location, supported by a skilled resident working population of 243,511.



MODERN FACILITIES

Hillwood Park will deliver a best-in-class building incorporating the highest specification, including 15m clear internal height, 50 kN/m² floor loading, 2 mVA power supply, 30 dock level doors and a comprehensive range of sustainable features.

COST EFFICIENCY

Occupiers benefit from highly competitive operating costs in Northamptonshire, with average weekly earnings of £592 – below the national average of £640 – together with excellent access to a large and cost-effective labour pool.

NORTHAMPTON DEMOGRAPHICS

75%
of the workforce in the services sector

£592
Average weekly pay in Northamptonshire of £592 – lower than the national average of £640

8.7%
High work force in manufacturing sector of 8.7% (compared to 7.3% in England)

243,511
Northampton working population of 243,511 (working population 69%)

785,200
Northampton has a population of 785,200 (population within 1 hour drive of 5,640,633)

2.4%
Unemployment rate of 2.4% compared to 3% in the UK

Source: Nomis

Ready to optimise your logistics operations? Discover why Northampton is the smart choice for your business.

IT'S ALL IN THE DETAILS

Hillwood UK is known for delivering market-leading enhanced specifications in their logistics and industrial warehouse developments, designed to meet the demands of modern occupiers and future-proof operations. Here's a detailed breakdown of what makes their spec stand out:

SPECIFICATION

- **30 dock** level doors
- **4 surface** level doors
- **50 KN/m²** floor loading
- **2 mVA** power supply
- **Secure yard** with 31 HGV parking spaces
- **55m** yard depth (max)
- **15m** clear internal height
- **Grade A** open plan fitted first and second floor offices

ENHANCED SPECIFICATION

- **Fibre** connectivity
- **Cycle** spaces
- **BREEAM** "Excellent"
- **EPC "A"** rating
- **EV** charging points
- Roof designed for **100% PV** coverage
- **Sustainable** materials
- **Energy efficient** heating, cooling, and lighting

OFFICE & WELFARE SPACE

- **Grade A Offices:** Fully fitted with modern finishes, air conditioning, and high-speed connectivity.
- **WiredScore Gold:** Internationally recognized rating with superior digital connectivity, resilient infrastructure, and future-ready technology.

VIEW RACKING LAYOUTS

SITE PLAN

WAREHOUSE*	309,659 SQ FT	28,768 SQ M
TWO STOREY TRANSPORT / HUB OFFICE	3,186 SQ FT	296 SQ M
FIRST FLOOR OFFICES	7,965 SQ FT	740 SQ M
SECOND FLOOR OFFICES	7,965 SQ FT	740 SQ M
PLANT DECK / FUTURE THIRD FLOOR OFFICE	7,965 SQ FT	740 SQ M
TOTAL GIA	336,740 SQ FT	31,284 SQ M

*Includes Reception, Staircore and Undercroft at Ground Level.

VIEW RACKING LAYOUTS

PERFECTLY LOCATED FOR BUSINESS

DRIVE TIMES

Northampton	5 miles	9 mins
Kettering	13 miles	22 mins
Milton Keynes	21 miles	25 mins
Peterborough	37 miles	56 mins
Birmingham	61 miles	1 hr
London	70 miles	1hr 35 mins

MOTORWAYS

A45	0.2 miles	1 min
J15, M1	6.8 miles	7 mins
A14	18 miles	23 mins
A1/A1(M)	30 miles	35 mins
M6	32 miles	34 mins

AIRPORTS

Luton	41 miles	44 mins
Birmingham	54 miles	57 mins
East Midlands	59 miles	1hr
Heathrow	70 miles	1 hr 10 mins
Stansted	77 miles	1hr 23 mins

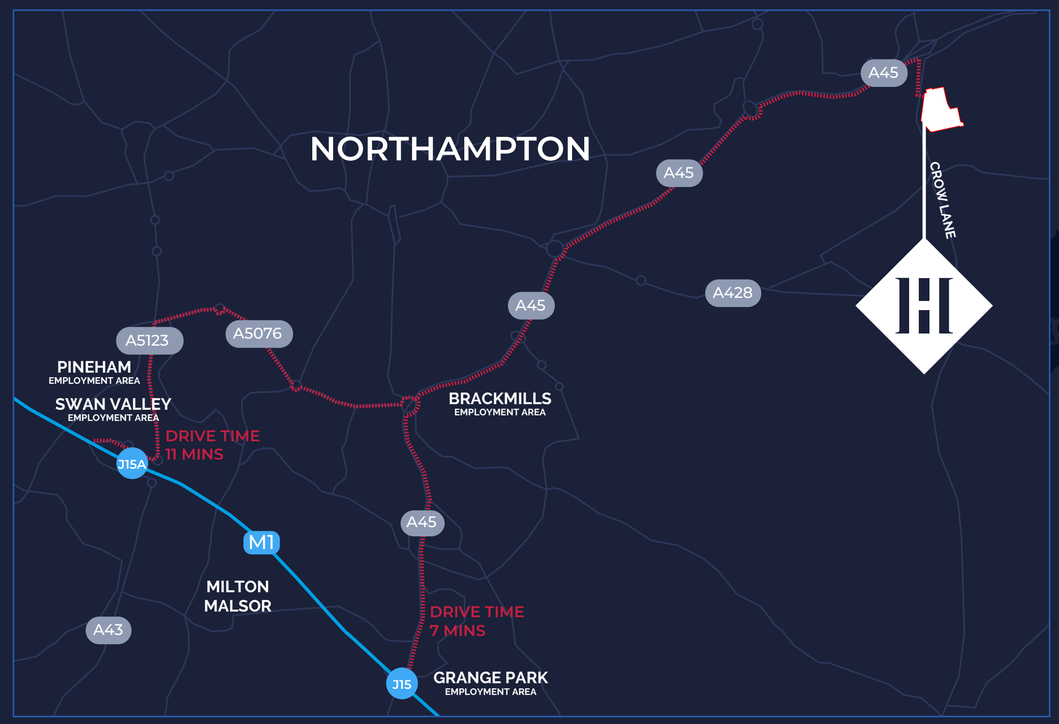
RAIL FREIGHT

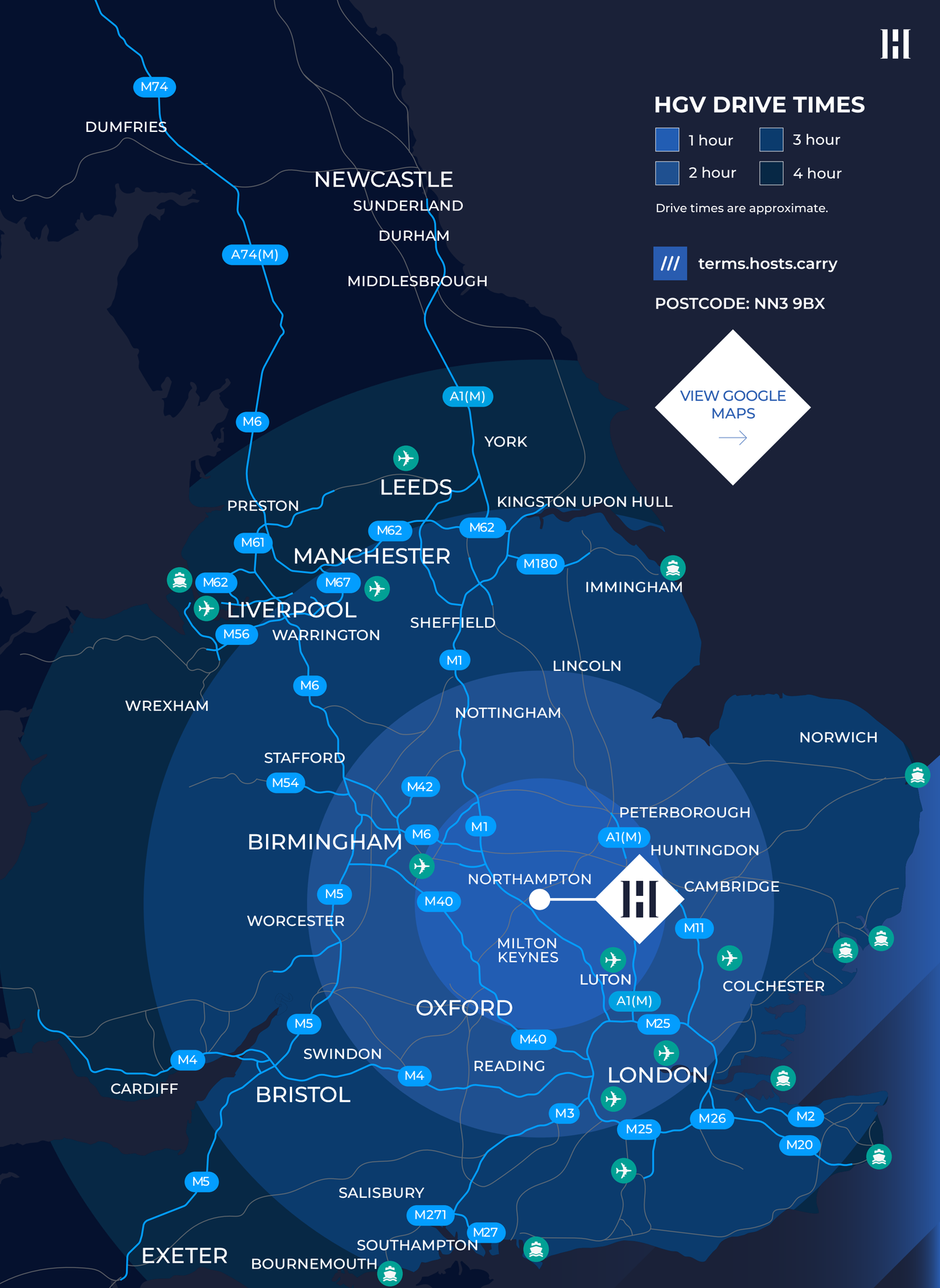
Northampton Gateway	6 miles	10 mins
DIRFT	17 miles	30 mins
East Midlands Gateway	40 miles	50 mins
Hams Hall	48 miles	1hr
West Midlands Interchange	55 miles	1hr 10 mins

RAIL CONNECTIONS

Northampton	10 mins
London Euston	59 mins*
Birmingham New Street	60 mins*

* Rail travel times from Northampton station





HGV DRIVE TIMES

- 1 hour
- 2 hour
- 3 hour
- 4 hour

Drive times are approximate.

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POSTCODE: NN3 9BX

VIEW GOOGLE MAPS

SUSTAINABILITY AT ITS HEART

BREEAM

The unit will be built to achieve BREEAM Excellent certification.

ENERGY PERFORMANCE (EPC)

The unit will have an 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 unit will 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.

SOCIAL WELLBEING

Hillwood Park Northampton combines outdoor wellbeing areas with open plan internal areas with natural daylight to offer staff a pleasant and natural environment. Nearby pedestrian routes offer access to public transport and local amenities.

NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light. Translucent cladding to the western elevation above the docks to improve natural day-light inside the warehouse.

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 has been provided under the base build, whilst the roof is 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 have been provided.

BREEAM "EXCELLENT"

EPC A rating as standard

TARGETING

WiredScore GOLD

ABOUT 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 in the UK, delivering your logistics network.

SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.

FOCUSSED

local delivery team.

AGILE

Private ownership and capital allows quick decisions.

RECENT OCCUPIERS

DHL, TAIT, CROWN, EVRi, GEODIS, dpd, SIEMENS, movianto (healthcare dedicated logistics), OXFORD INSTRUMENTS, ups, THULE SWEDEN, KLA

OUR AWARDS

IEG, insider Property Industry Awards, IAS industrial agents society, Property Awards, the PROPS

www.hillwooduk.com

WHY OCCUPIERS CHOOSE HILLWOOD UK

Operational Efficiency: Faster throughput and reduced energy costs.

ESG Compliance: Meets sustainability targets and investor requirements.

Workforce Attraction: Modern, comfortable environments for staff.

Strategic Locations: Sites near major transport corridors for national and international distribution.

ILLUSTRATIVE IMAGE FROM CREWE 335

HILLWOOD PARK, NORTHAMPTON, CROW LANE, NN3 9BX

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A DEVELOPMENT BY:

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