



5 GRANGE PARK COURT

ROMAN WAY + NORTHAMPTON + NN4 5EA



SINGLE LET DETACHED REVERSIONARY OFFICE INVESTMENT

FOR SALE 10,547 SQ FT

INVESTMENT SUMMARY



- + **Location:** Situated on a 500-acre mixed-use development in Northampton with excellent access to the M1 (0.7 miles away).
- + **Property Type:** Detached, self-contained, two-storey modern office building constructed 2007.
- + **Tenure:** Freehold.
- + **Size:** Total floor area of 10,547 sq ft NIA.
- + **Parking:** Provides 45 car parking spaces (ratio of 1:234 sq ft).
- + **Tenant:** Let in its entirety to Forterra Building Products Limited.
- + **Lease Term:** Lease expires on 6 March 2028 following a reversionary lease starting on 7 March 2023 with a WAULT of 1.91 years.
- + **Income Details:** Current rent of £158,205 per annum, equating to £15 per sq ft with an ERV of £18.50 psf.
- + **Rent Review:** There is an outstanding upward only rent review from March 2025, offering potential for a rental uplift.
- + **Covenant Strength:** Forterra is a major UK manufacturer of concrete and clay building products with 15 locations and a D&B rating of 5A1.
- + **Proposal:** Offers are invited in excess of **£1,550,000** for the freehold interest subject to contract and exclusive of VAT. A purchase at this level reflects the following investment profile (allowing for purchaser costs of 6.20%):
 - Net Initial Yield: 9.62%**
 - Reversionary Yield: 11.86%**
 - Capital Value (psf): £147**



OVERVIEW

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LOCATION



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5 Grange Park Court is located within Grange Park, a well-established 500-acre mixed-use development in Northampton. The area combines residential, commercial, and retail elements, including approximately 1,000 homes, a dedicated employment zone, and a variety of local amenities such as restaurants, public houses, hotels, and a district shopping centre.

The property benefits from excellent connectivity, situated just 0.7 miles from the A45, which provides direct access to Junction 15 of the M1 motorway. This offers strong transport links to key regional hubs and ensures excellent accessibility for businesses and commuters.

SITUATION

5 Grange Park Court is prominently positioned on Roman Way, within the commercial heart of Grange Park. The property is surrounded by established businesses, including **Tritax Symmetry**, **Barratt Homes**, **Cotters Insurance Brokers**, **Mitie Energy** and **Wilson Browne Solicitors**.

Its strategic position provides both high visibility and convenient access for employees, clients, and visitors, further enhancing its appeal as a commercial investment opportunity.

TRAVEL



Destination/Route	Distance (miles)	Journey Time
Major Roads		
M1 (Junction 15)	0.7 miles	2 mins
A45	0.7 miles	2 mins
A43	6 miles	10 mins

Nearby Towns/Cities		
Milton Keynes	20 miles	25 mins
Leicester	50 miles	1 hr
Birmingham	65 miles	1 hr 15 mins
London	65 miles	1 hr 30 mins

Airports		
London Luton Airport (LTN)	30 miles	40 mins
Birmingham Airport (BHX)	40 miles	50 mins
East Midlands Airport (EMA)	44 miles	55 mins

Train Stations		
Northampton Station (to London Euston)	4 miles	46 mins
Wellingborough Station (to London St Pancras)	13 miles	51-55 mins



DESCRIPTION

5 Grange Park Court is a detached two storey modern office building and is understood to have been built in c. 2007.

The building is constructed in an attractive traditional style with brick elevations, double glazed aluminium framed windows and a pitched tiled roof.

The property is configured over ground and first floor levels providing a mix of open plan office space and cellular office accommodation.

SPECIFICATION

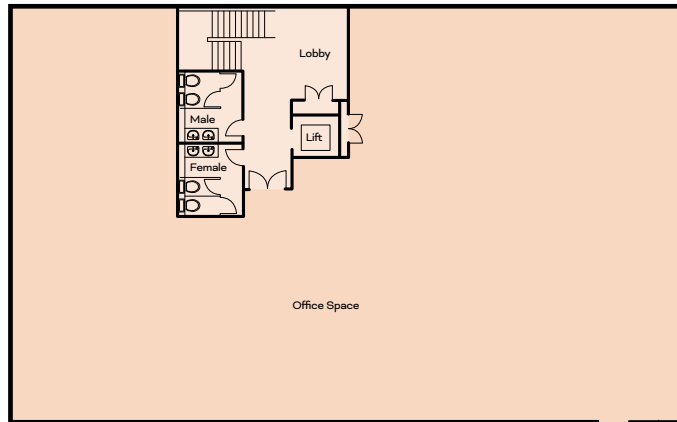
- + Self-contained detached office building
- + 45 Car parking spaces including 12 EV chargers (1:234 sq ft)
- + Suspended ceilings with LED lighting
- + Passenger lift
- + VRF air conditioning
- + Full access raised floors with power and data
- + Large kitchen breakout area
- + Male, female and disabled WCs



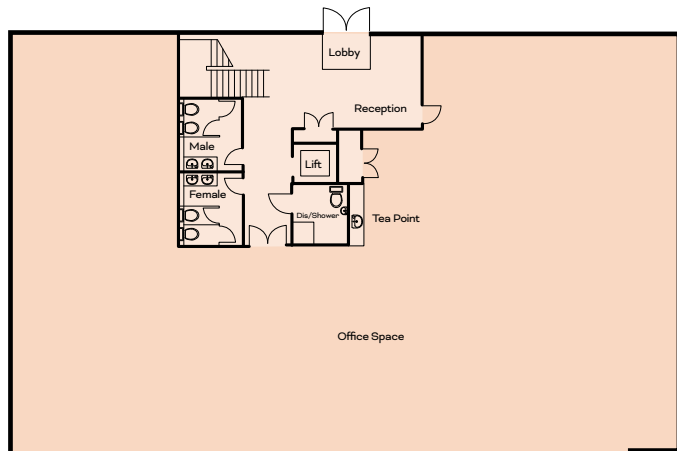
PHOTOS



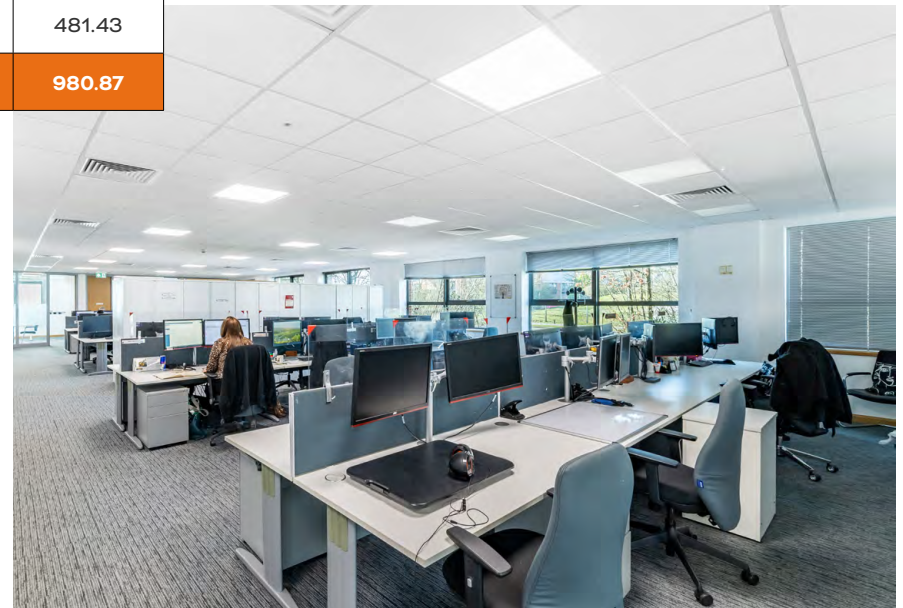
ACCOMMODATION



First Floor



Ground Floor



Description	sq ft	sq m
First Floor	5,367	498.79
Ground Floor	5,180	481.43
Total	10,547	980.87

Car parking spaces (45)
Ratio 1:234 sq ft

TENANCY & COVENANT INFORMATION



TENANCY

- + 5 Grange Park Court is currently fully-let to Forterra Buildings Products Limited expiring 6 March 2028, following a Deed of Variation and new reversionary lease commencing 7 March 2023. This provides the property with an income length to expiry of 1.91 years.
- + We understand that there is an upwards only rent review in March 2025 which may provide a purchaser an opportunity for a small rental uplift.
- + The contracted rent is currently £158,205 per annum, equating to £15.00 per sq ft across the property.

COVENANT

- + Forterra Building Products Limited is a leading UK manufacturer of concrete and clay building products. The company offers bricks, blocks, cladding systems, concrete staircases and beam/block flooring products.

	Dec 2023	Dec 2022	Dec 2021
Turnover	£344,300,000	£346,400,000	£455,500,000
Pre Tax Profit	£27,600,000	£16,900,000	£72,500,000
Net Worth	£218,300,000	£212,100,000	£244,600,000

INVESTMENT RATIONAL



THE NORTHAMPTON OFFICE MARKET

- Over the past decade the Northampton office market has evolved resulting in a restricted supply of good quality offices:
 - A large proportion of town centre offices have been lost to residential conversion.
 - Professional occupiers have shifted out of the town centre to established business park locations.
 - Speculative office development has been broadly unviable and suitable sites have been very restricted.
- As a result, the supply of Grade A and strong Grade B+ accommodation is at an all-time low.
- Occupier demand has remained consistently strong for good quality refurbished buildings in established business park locations, that are capable of immediate occupation.
- Rental levels continue to trend upwards.

THE OPPORTUNITY

- 5 Grange Park Court presents a strong opportunity for reversionary growth at lease expiry.
- The building offers flexible floor plates, enabling reletting as a whole, floor-by-floor, or as four individual suites in the event that the tenant doesn't renew.
- Recent comparable transactions demonstrate potential for rental growth.
- Limited supply strengthens the building's competitive position.
- The quoting price of £147 psf is underpinned by recent VP sales.

RECENT SALES

Date	Address	Size	Price
Nov 2025	Basset House, Grange Park	5,260 sq ft	£765,000 (£145 psf)
Aug 2025	Male Court, Northampton	3,300 sq ft	£860,000 (£260 psf, NIY of 7.93%)
Dec 2024	6 Rushmills, Northampton	4,700 sq ft	£825,000 (£175.53 psf)
Oct 2024	6 Queensbridge, Northampton	1,816 sq ft	£425,000 (£234 psf)
Sept 2024	28 Queensbridge, Northampton	1,816 sq ft	£425,000 (£234 psf)

RECENT LETTINGS

Date	Address	Size	Rent
Sept 2025	500 Pavillion Drive, Northampton	3,352 sq ft	£20 psf (Headline)
Aug 2025	Maple Court, Northampton	3,300 sq ft	£20 psf (Headline)
Nov 2024	32-34 Queensbridge, Northampton	3,652 sq ft	£20 psf (Headline)
Jan 2024	Caswell House, Gowerton Road, Northampton	20,211 sq ft	£19.25 psf (Headline)
Jun 2023	900 Pavillion Drive, Northampton	17,100 sq ft	£18 psf (Headline)
Jan 2023	Lancaster House, Nunn Mills Road, Northampton	10,000 sq ft	£19.30 psf (Headline)

FURTHER INFORMATION



TENURE

Freehold.

SERVICES

We understand that mains water, drainage, electricity and gas are connected to the property.

EPC RATING

B-26.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

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Capital Value (psf): £147



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VIEWING

Strictly through the joint sole selling agents:



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