

191,459 SQ FT

of high quality logistics/industrial space
at Brackmills industrial estate - NN4 7YP

Baytree Northampton

Baytree Northampton is situated in a prominent location on the well established Brackmills industrial estate, Baytree Northampton benefits from being less than half a mile from the A45 providing easy access to J15 M1 and the A14 in the opposite direction.

Travel Times

	Time	Distance
A45	1 min	0.3 miles
M1 J15	5 mins	4.5 miles
A14 J13	24 mins	21 miles
Northampton Train Station	9 mins	3 miles
M25 (J21/M1)	1 hr	44 miles
Birmingham	1 hr 16 mins	57 miles
London	1 hr 40 mins	66 miles

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An accessible workforce



426,700

local population



£719.10

gross weekly earnings compared to £729.60 nationally



85% of UK

within a 4.5hr drive time

Source: Nomis and JLL



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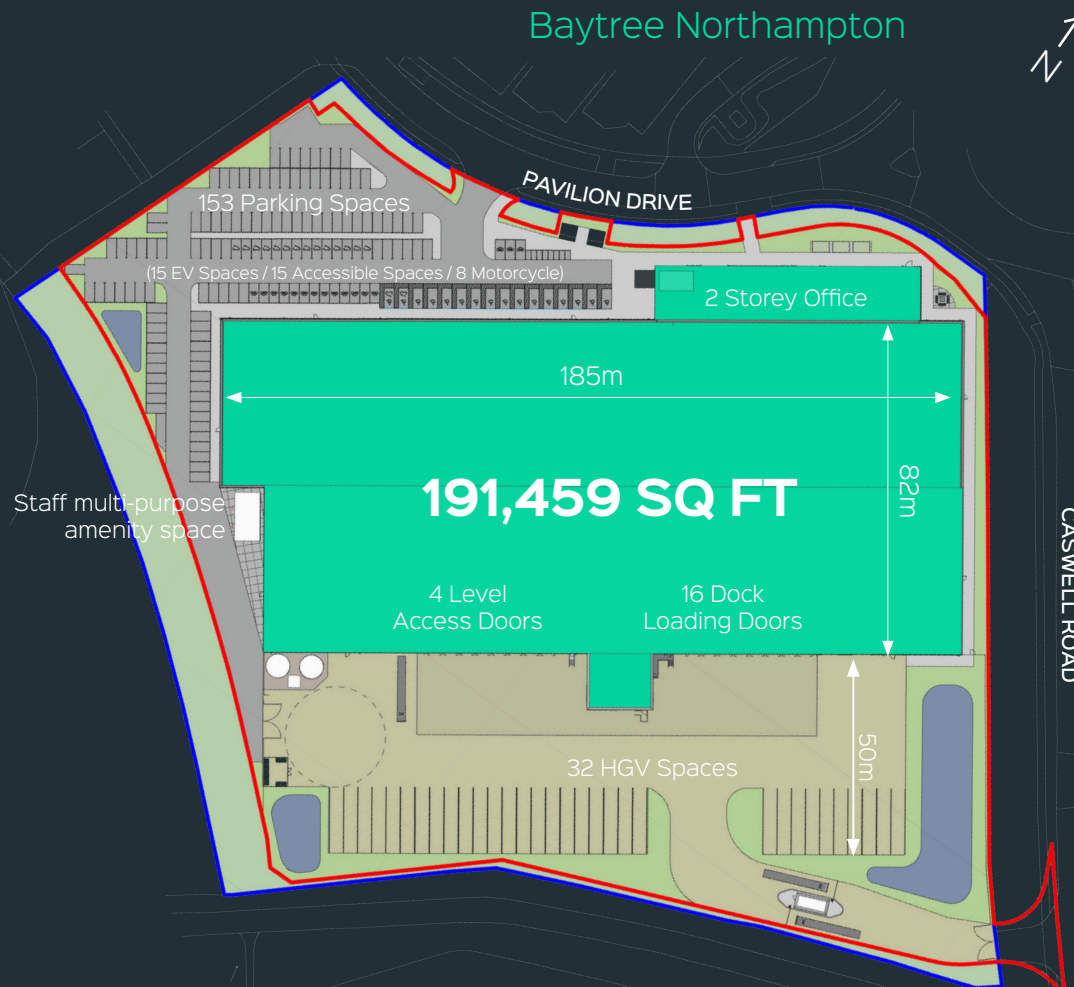
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Schedule of Accommodation (GIA)

	SQ M	SQ FT
Warehouse	15,366	165,400
2 Storey Offices & Cores	1,726	18,578
Transport Office	675	7,266
Gatehouse	20	215
Total	17,787	191,459



Target BREEAM
outstanding



EV charging
points



Active Facades
& Passive Ventilation



On site
amenity pod



Solar PV array -
accounting for up to
50% of buildings
electricity usage

Proposed scheme,
subject to planning