

BRACKMILLS 320

320 Gowerton Road, Brackmills
Industrial Estate, Northampton, NN4 7BJ

TO LET - 312,831 SQ FT
Available on Flexible lease terms



BRACKMILLS 320, GOWERTON ROAD, NORTHAMPTON

Description

Developed in 1990, Brackmills 320 extends to approximately 312,831 sq ft (29,063 sq m) of warehousing with ancillary offices over 2 floors (2.9% office content). In addition the property benefits from the following key characteristics:



10.15M
CLEAR INTERNAL
HEIGHT



15 GROUND
LEVEL LOADING
DOORS



122 CAR PARKING
SPACES



90 HGV PARKING
SPACES



UP TO 56.0M
MAX YARD
DEPTH



HGV & PEDESTRIAN
SECURITY
GATEHOUSES



TWO
STOREY OFFICE
ACCOMMODATION



EXISTING
E & B8 PLANNING
CONSENT

AREA (GIA)	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	266,450	24,754
Office Accommodation (Ground & 1st)	8,547	794
Total	274,996	25,548
Canopied Area	37,835	3,515
Total Area	312,831	29,063





IN GOOD COMPANY

- | | | | |
|---------------------------|-----------------------------|-----------------------------|-------------------|
| 1. DHL | 7. Cygnia Logistics Limited | 13. Decathlon | 19. GXO Logistics |
| 2. Travis Perkins | 8. Wickes | 14. Uniserve | 20. ID Logistics |
| 3. Stanley Black & Decker | 9. ASDA | 15. Great Bear Distribution | 21. Dachser |
| 4. Speedy Freight | 10. ILG Logistics | 16. Maritime Transport | 22. Dachser |
| 5. ILG Logistics | 11. DSV | 17. Autoglass | |
| 6. OASIS Group | 12. Active Ants | 18. C Butt Limited | |



LOCATION & SITUATION

- The property is situated on the nationally significant Brackmills Industrial Estate, to the South East of Northampton town centre.
- Brackmills Industrial Estate benefits from excellent road communications with the A45 dual carriageway adjoining the M1 Motorway at Junction 15 and the A14 at junction 13.
- Northampton Railway Station is located 2 miles away, with trains to both London Euston and Birmingham New Street. Journey times of approximately 1 hour to both destinations.
- Birmingham International Airport is located 52.3 miles (approximately 1 hour drive) via the M1 & M6 motorways.
- The subject premises is located on Gowerton Road, in the heart of the Brackmills Industrial Estate.
- Brackmills Industrial Estate has a large concentration of national & regional distribution occupiers in the UK as a result of its excellent road connectivity. Major occupiers include DHL, Travis Perkins, ASDA, Wickes, Great Bear Distribution, Active Ants, Dascher and Decathlon.

LOCAL OCCUPIERS



Wickes

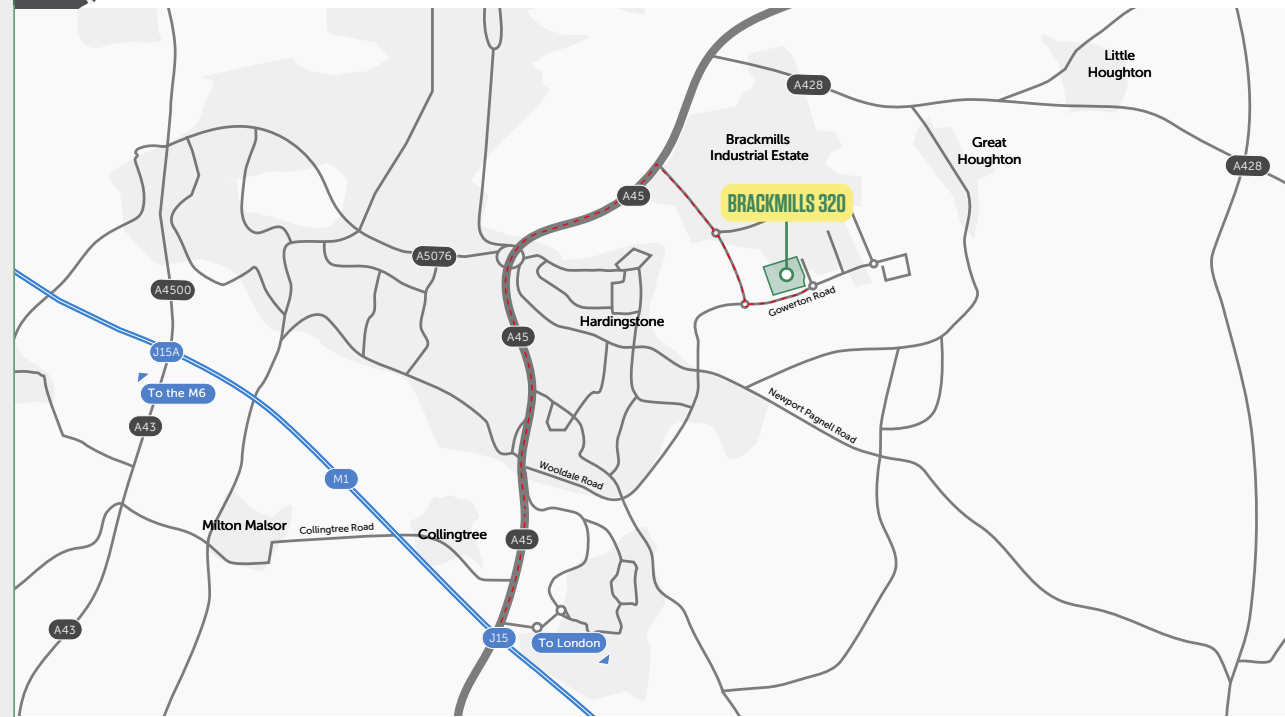
DACHSER
Intelligent Logistics

ASDA

**ACTIVE
ANTS**

DECATHLON

great bear



BRACKMILLS 320

AML

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT

All terms quoted are exclusive of VAT.

CONTACT

Site inspections are strictly by prior appointment, arranged through BNP Paribas Real Estate and Apex Real Estate.

LEGAL COSTS

Each party to bear their own legal costs.

TENURE

The property is available by way of a new FRI lease. Flexible lease terms considered.

RENT

Available upon request.

EPC

The subject premises has an existing EPC of C55. A copy of the Energy Performance Certificate is available on the datasite.



**BNP PARIBAS
REAL ESTATE**

BEN WILEY
07771 662 009
ben.wiley@realestate.bnpparibas

IOLO MORGAN
07471 227 336
iolo.morgan@realestate.bnpparibas

ANNABEL DALBY
07917 249 117
annabel.dalby@realestate.bnpparibas

APEX

CAMERON MITCHELL
07392 092 534
cam@apexllp.com

JAMES HARRISON
07775 905 415
james@apexllp.com

OLLIE WITHERS
07496 852 526
ollie@apexllp.com