

# NORTHAMPTON WEST

DISTRIBUTION CENTRE NN7 3LB

M1



FURNACE LANE / NETHER HEYFORD / NORTHAMPTONSHIRE

BOUNDARIES ARE INDICATIVE ONLY

93,670 SQ FT (8,702 M<sup>2</sup>) ON 7.5 ACRE SITE  
**TO LET**

## SUMMARY

- 93,670 sq ft (8,702 sq m) GIA
- 7.5 acre site
- 10 level access doors
- 2 dock level loading doors
- Min eaves height 6.1m
- Ridge height 8.1m
- Northern yard 70m
- Situated just off the A5 Trunk Road
- J16 M1 & A43 (Towcester) both 6 miles



## LOCATION

The premises are situated on Furnace Lane on the edge of Nether Heyford. Furnace Lane connects to the A5 Trunk Road 0.4 miles to the west. The A5 Trunk Road in turn provides direct access to the A43 Junction at Towcester 6 miles to the south. Junction 16 of the M1 is 6 miles to the north via the A5 and new A45 Link Road.

The property provides easy access to Milton Keynes (19 miles); Northampton (8.5 miles); A14/M6 Junction (19 miles); M40 (24 miles) and M25 (50 miles).

The village of Nether Heyford is only a short distance away and contains a wide range of local amenities to include several shops, a public house and community facilities.



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### ROAD LINKS

M1 (J16)	6 miles
Northampton	8.5 miles
Milton Keynes	19 miles
A14/M6 Junction	24 miles
Luton	36 miles
Leicester	38 miles
London	54 miles
Birmingham	55 miles



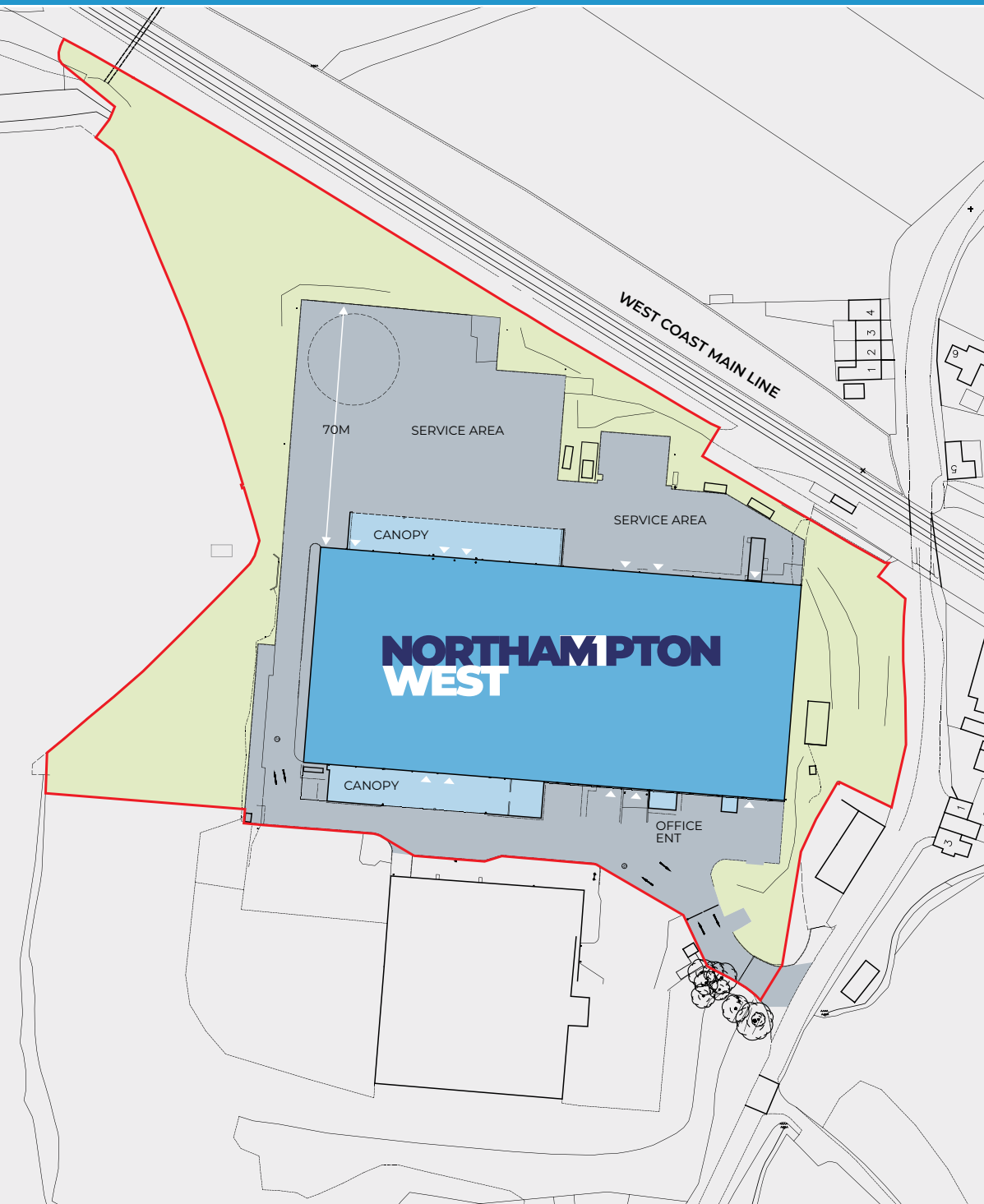
### AIRPORTS

London Luton Airport	43 miles
Birmingham Airport	44 miles



### PORTS

Felixstowe	134 miles
Dover	153 miles



## DESCRIPTION

The premises comprise a detached industrial/warehouse building of steel frame construction with brick/metal-profiled cladding.

The property is situated on a 7.5 acre (gross) site and benefits from extensive loading and vehicle parking areas for cars, HGVs and trailers.

On the south elevation the building has 4 level access loading doors and 2 dock level access doors; on the north elevation there are 6 level access loading doors.

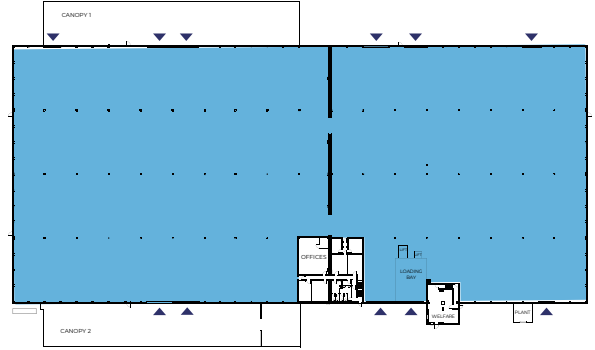
On the south elevation there are two storey offices comprising an open plan area on each of the floors and a range of private offices. There is a separate drivers' entrance with welfare facilities including kitchen and showers.



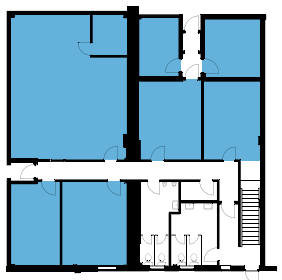
## ACCOMMODATION

	Sq m	Sq ft
WAREHOUSE	8,100	87,182
GROUND & FIRST FLOOR OFFICES / WELFARE	602	6,488
<b>Total GIA</b>	<b>8,702</b>	<b>93,670</b>
NORTH CANOPY	641.7	6,907
SOUTH CANOPY	640.1	6,890

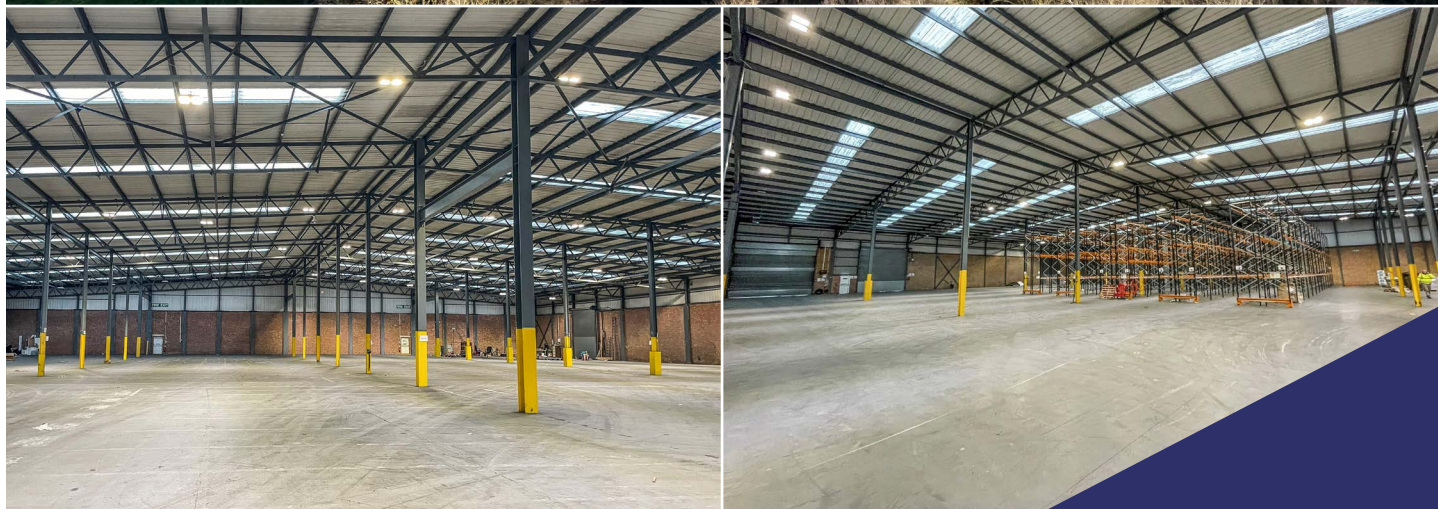
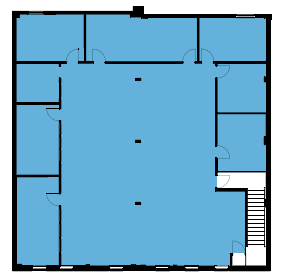
### GROUND FLOOR WAREHOUSE



### GROUND FLOOR (OFFICES)



### FIRST FLOOR (OFFICES)





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## EPC

B-43. [CLICK HERE](#) to view.

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## VAT

The property is elected for VAT.

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## RENT

On application.

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## VIEWING

Strictly by appointment with the sole agents.



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