

# GATEWAY 45

CROW LANE, NORTHAMPTON NN3 9BX

## TO LET / FOR SALE

UNIT 1  
90,014 SQ FT  
8,363 SQ M

UNIT 2  
57,834 SQ FT  
5,373 SQ M

### NEW DISTRIBUTION INDUSTRIAL UNITS

[WWW.GATEWAY45NORTHAMPTON.CO.UK](http://WWW.GATEWAY45NORTHAMPTON.CO.UK)



**TD TREBOR**  
DEVELOPMENTS

**HILLWOOD**  
A PEROT COMPANY®

CGI

# LOCATION

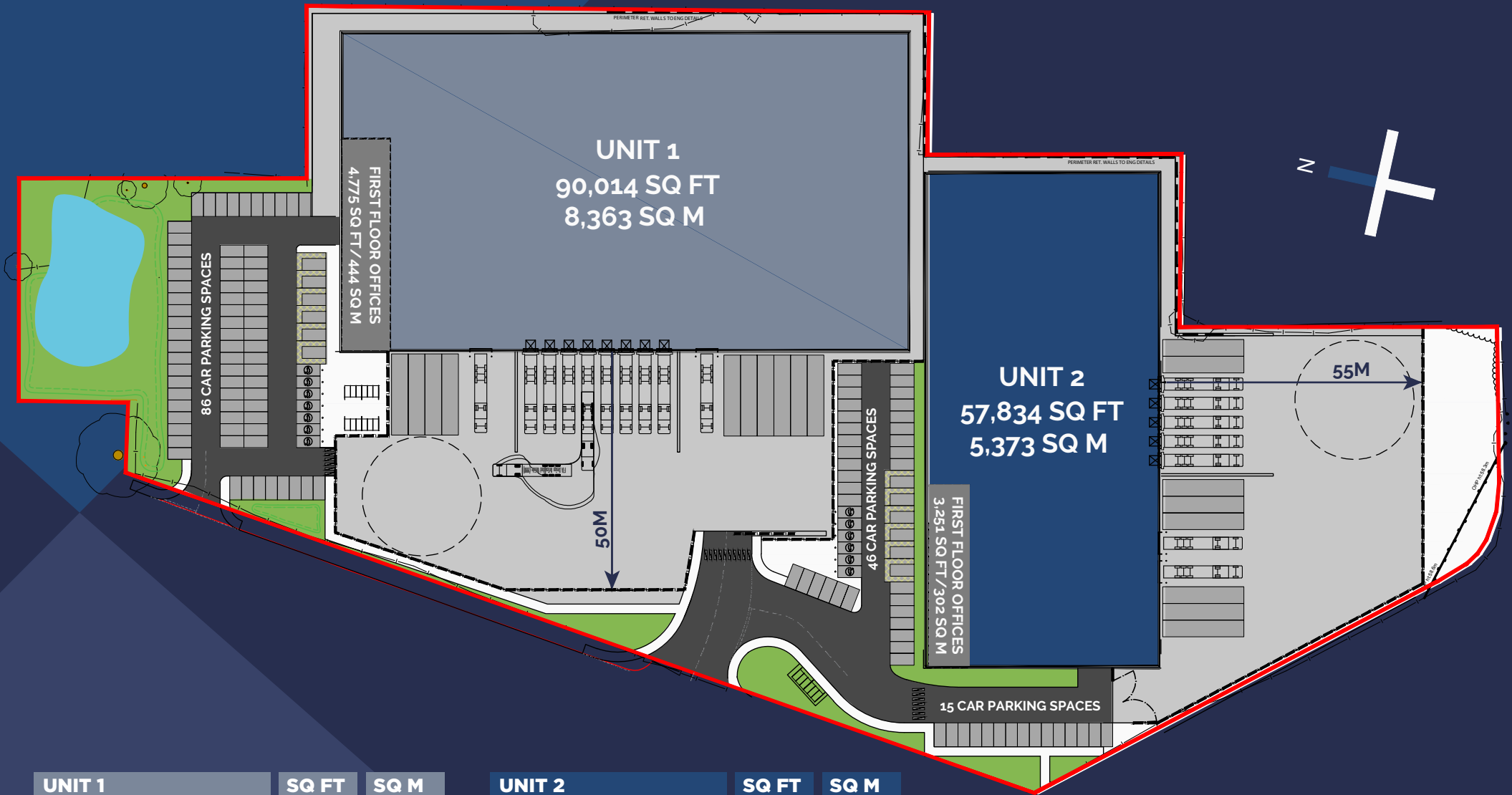


Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally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

The Crow Lane Industrial Estate is situated about 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 has been developed since the late 1980s as a manufacturing and distribution estate. Local occupiers include The Car Shop, Booker Cash & Carry and Royal Mail Distribution Centre. Gateway 45 is located at the junction to The Causeway.

# ACCOMMODATION



UNIT 1	SQ FT	SQ M
WAREHOUSE	85,239	7,919
FIRST FLOOR OFFICES	4,775	444
<b>TOTAL GIA</b>	<b>90,014</b>	<b>8,363</b>

UNIT 2	SQ FT	SQ M
WAREHOUSE	54,583	5,071
FIRST FLOOR OFFICES	3,251	302
<b>TOTAL GIA</b>	<b>57,834</b>	<b>5,373</b>



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# UNIT 1 – 90,014 SQ FT



12M EAVES HEIGHT



8 DOCK LEVEL AND  
2 SURFACE LEVEL  
LOADING DOORS



86 CAR PARKING SPACES  
(SCOPE FOR ADDITIONAL 81  
(B2) EXPANDING INTO THE  
SERVICE YARD) INCLUDING  
7 EV CHARGING SPACES



FIBRE CONNECTIVITY



50 kN FLOOR LOADING



SECURE SELF-CONTAINED  
YARD WITH 50M DEPTH



FITTED FIRST FLOOR  
OFFICE ACCOMMODATION



32 CYCLE SPACES AND  
SHOWER FACILITIES



500 kVA / 0.5 MW  
POWER SUPPLY



20 HGV TRAILER SPACES



ANTICIPATED EPC A RATING



HIGH QUALITY  
LANDSCAPED ENVIRONMENT



# UNIT 2 – 57,834 SQ FT



10M EAVES HEIGHT



5 DOCK LEVEL AND  
2 SURFACE LEVEL  
LOADING DOORS



61 CAR PARKING SPACES  
(SCOPE FOR ADDITIONAL 46  
(B2) EXPANDING INTO THE  
SERVICE YARD) INCLUDING  
6 EV CHARGING SPACES



FIBRE CONNECTIVITY



50 kN FLOOR LOADING



SECURE SELF-CONTAINED  
YARD WITH 50M DEPTH



FITTED FIRST FLOOR  
OFFICE ACCOMMODATION



16 CYCLE SPACES AND  
SHOWER FACILITIES



500 kVA / 0.5 MW  
POWER SUPPLY



15 HGV TRAILER SPACES



ANTICIPATED EPC A RATING



HIGH QUALITY  
LANDSCAPED ENVIRONMENT

# CONNECTIVITY



## DRIVE TIMES

Northampton	5 mile	9 mins
Kettering	13 mile	22 mins
Milton Keynes	21 mile	25 mins
Rugby	26 mile	37 mins
Peterborough	37 mile	56 mins
Coventry	39 mile	46 mins
Cambridge	49 mile	1 hr
Birmingham	61 mile	1 hr
London	70 mile	1 hr 35 mins

Source: Google Maps



[VIEW LOCAL MAPS](#)



**GATEWAY 45**  
CROW LANE, NORTHAMPTON NN3 9BX

[VIEW REGIONAL MAP](#)





# GATEWAY 45

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## PLANNING

Planning application submitted for full unrestricted B1, B2 and B8 uses.

## RENT

Please contact our retained agent for further information.

## TENURE

The premises are available by way of a new lease, or alternatively a sale will be considered.

## FURTHER INFORMATION

Please contact the retained agents:



**NICHOLAS ROBERTS**  
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