



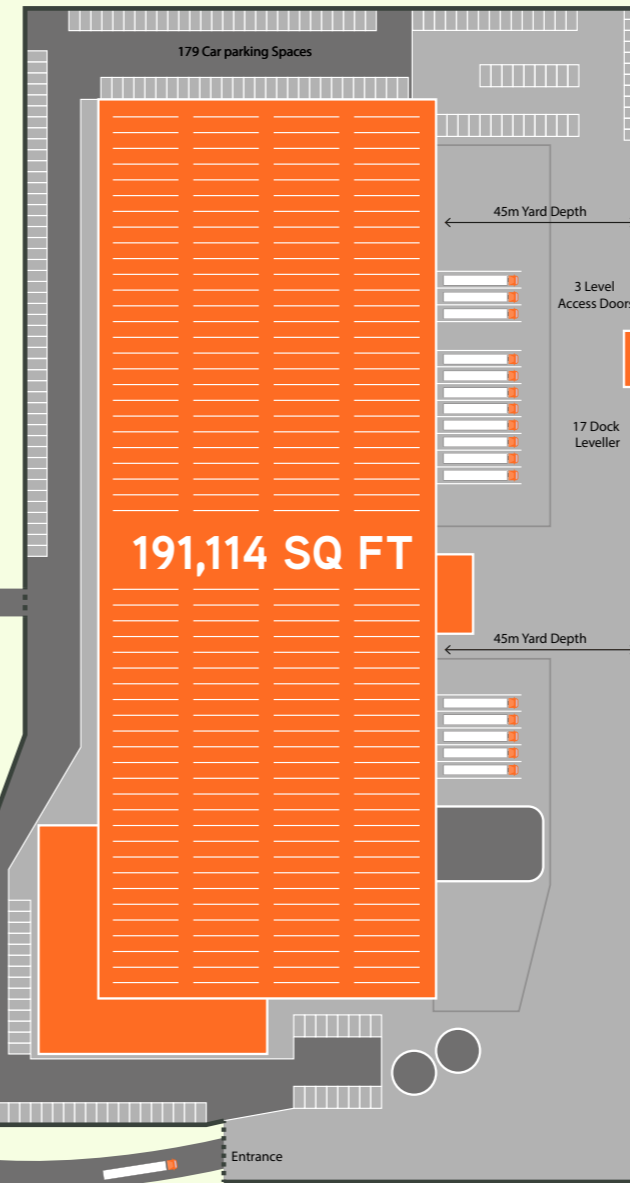
BlackSwan

191,114 Sq Ft (17,755 Sq M)
High Quality Fully Fitted Warehouse

Cob Drive, Swan Valley,
Northampton, **NN4 9BB**



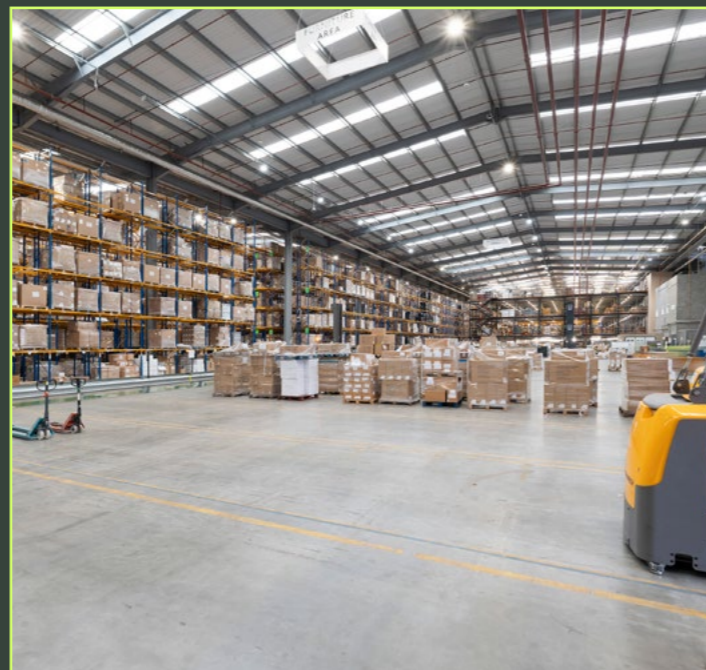
Highly Specified Fully Fitted



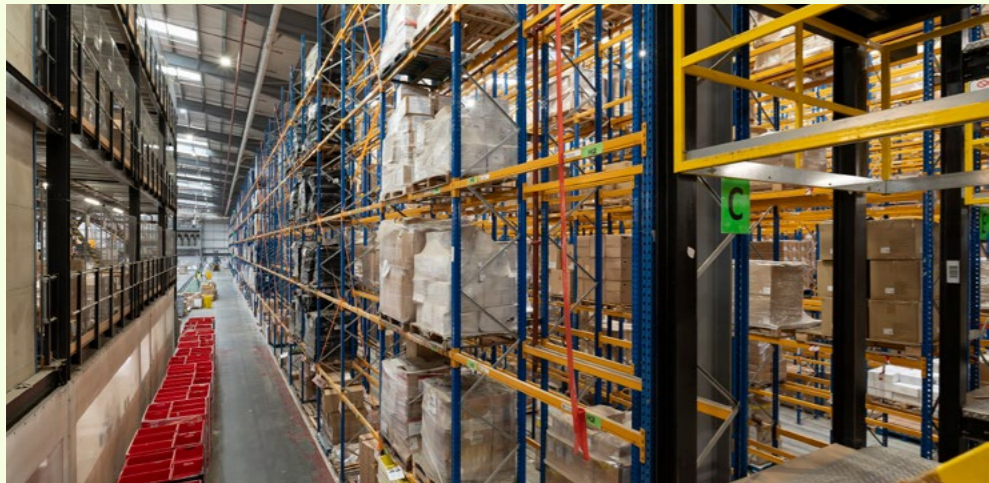
- 12m Eaves Height
- 17 Dock Doors
- 3 Level Access Doors
- 45m Yard Depth
- 25 HGV Parking Spaces
- 50KN/M2 Floor Loading
- Conveyor System
- Fully Fitted Offices
- 179 Car Parking Spaces
- Fork Lift Battery Charging
- In Rack Sprinkler System
- 12 Person Passenger Lift
- Fully Fitted Canteen
- Warehouse Heating
- LED Lighting

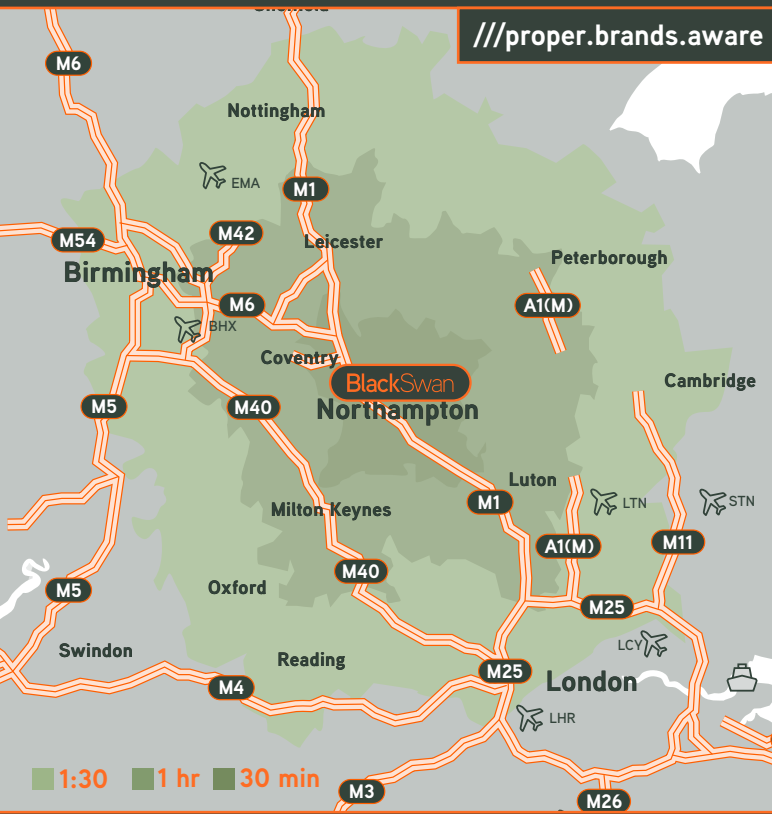
Perfect Proximity to the M1

Black Swan offers 191,114 Sq Ft of highly specified, fully fitted, warehouse accommodation including prominent three storey offices.



	Sq Ft	Sq M
Warehouse	154,603	14,363
Transport Office	3,993	371
Three Storey Office	31,474	2,924
Gas Store	1,042	97
Total GIA	191,114	17,755





Seamless Access

Swan Valley lies adjacent to Junction 15a of the M1 motorway which is one of the UK's most important distribution locations. The Swan Valley development comprises a total of 2.1 million sq ft and occupiers include Levi's, Carlsberg, Morrisons, Royal Mail and Pets at Home. The adjacent Pineham development includes BMW and J Sainsbury as major occupiers.

Car	Miles	Minutes
M1 J15A	0.5	2
Northampton	4	12
Coventry	32	40
Birmingham	53	55
London	67.5	1 hr 20
Bristol	110	2 hrs
Leeds	131	2 hrs 10
Manchester	135	2 hrs 20

Airports	Miles	Minutes
Luton	38	43
Birmingham Int.	47	50
East Midlands	51	51

Ports	Miles	Minutes
London Gateway	92	1 hr 40
Southampton	107	1 hr 50
Felstowe	125	2 hrs 21
Dover	149	2 hrs 30



Tom Kimbell
07920 005 471
tom.kimbell@cushwake.com

Franco Capella
07834 197 403
franco.capella@cushwake.com



David Tew
07920 005 081
david.tew@avisonyoung.com

Robert Rae
07860 398 744
robert.rae@avisonyoung.com

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