



100,000 sq ft

The Opportunity

Sub lease of part of a brand new 252,500 sq ft unit on Brackmills Industrial Estate.

The available space is the following approximate GIA:

Warehouse

95,800 sq ft
(8,900.12 sq m)

Offices

4,200 sq ft
(390.19 sq m)

BG252 Brackmills Gateway
Liliput Road
Northampton
NN4 7HT

Brand New Distribution Warehouse

Highlights

- Prime location within 'Golden Triangle'
- Available 1st September 2022
- 3 to 5-year term certain available
- 18m Eaves height

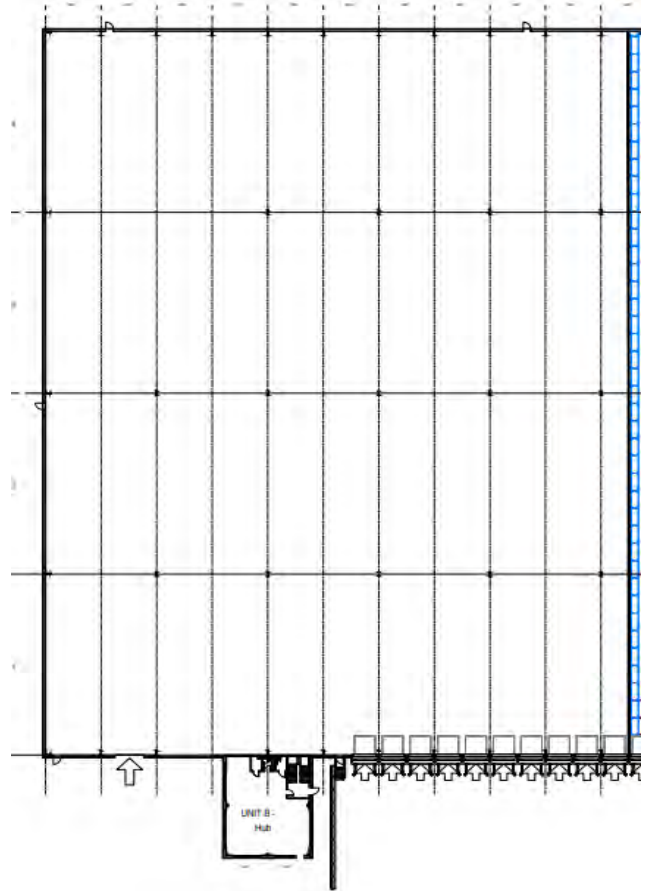
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Terms

The part of the unit is available based on an internal only repairing sub lease for a period of up to 5 years.

Specification

- 18m clear height
- 10 dock loading doors
- 1 Level access doors
- 55m yard depth
- 50kN/m² floor loading capacity
- Ample car and HGV parking
- LED warehouse lighting
- Two storey hub office including toilets
- Shared security gatehouse



Location

The site is located on the northern edge of Brackmills Industrial Estate adjacent to the A428 and less than 0.5 miles from the A45. The A45 links directly to Junction 15 of the M1 (3 miles) to the West and the A14 in the East.



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