



# SEGRO LOGISTICS PARK NORTHAMPTON

STRATEGIC RAIL FREIGHT INTERCHANGE  
DESIGN AND BUILD UNITS RANGING FROM 50,000 SQ FT TO 1.2 MILLION SQ FT  
AVAILABLE FOR IMMEDIATE DEVELOPMENT

[SLP-NORTHAMPTON.COM](http://SLP-NORTHAMPTON.COM)

**SEGRO**

# MADE FOR MOVEMENT

Today we embark on a journey. A journey to create a new, better, brighter and inspiring environment for industrial & logistics business. Introducing SEGRO Logistics Park Northampton (SLPN), strategically located adjacent to the M1 Junction 15.

Totalling over 5 million sq ft, with design and build units available up to 1.2 million sq ft and a new strategic rail freight interchange onsite, welcome to the UK's premier destination for logistics and distribution.

Join us in a space that's:  
 Made for advancement.  
 Made for the environment.  
 Made for improvement.  
**MADE FOR MOVEMENT.**

## ENDLESS OPPORTUNITIES

Design and build units available from 50,000 sq ft to 1.2 million sq ft with flexible eaves heights

## MADE TO MOVE FASTER

Establishing a new strategic rail freight interchange for the Midlands with intermodal solutions supporting a sustainable future for logistics

## THE EPICENTRE OF LOGISTICS

Immediately adjacent to the M1 Junction 15 with 90% of the mainland UK population reached in approximately 4 hours or less

## LIMITLESS LABOUR

Only 4 miles from Northampton town centre with a local working population of over 500,000 people within 30 minutes

## ADVANCE TO GO

Infrastructure commenced Q1 2021 with building plots ready for immediate development

## POWER UP

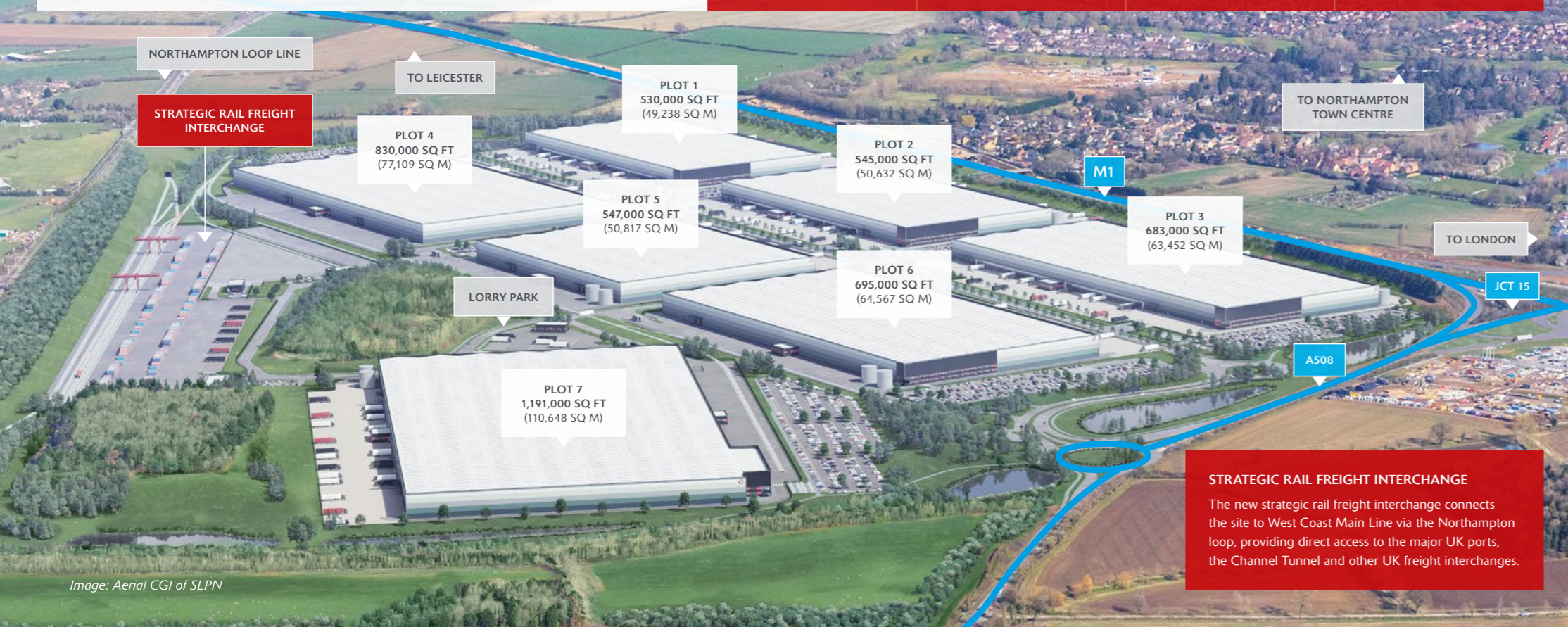
32MVA onsite from day one, supporting tomorrow's businesses

## A MOVE TOWARDS TOMORROW

Best-in-class infrastructure, security and design to the highest specification, with units targeting BREEAM 'Excellent'

## WELLBEING

An environment with amenities to meet the wants and needs of today's modern workforce



**STRATEGIC RAIL FREIGHT INTERCHANGE**  
 The new strategic rail freight interchange connects the site to West Coast Main Line via the Northampton loop, providing direct access to the major UK ports, the Channel Tunnel and other UK freight interchanges.

# FLEXIBILITY MEETS AGILITY

SLPN offers design and build units ranging from 50,000 sq ft to 1.2 million sq ft, with plots ready for immediate development.

## SCHEDULE OF AREAS

**PLOT 1: 530,000 SQ FT**

Warehouse	46,452 sq m	500,000 sq ft
Offices	2,787 sq m	30,000 sq ft
<b>Total</b>	<b>49,238 sq m</b>	<b>530,000 sq ft</b>

**PLOT 2: 545,000 SQ FT**

Warehouse	47,845 sq m	515,000 sq ft
Offices	2,787 sq m	30,000 sq ft
<b>Total</b>	<b>50,632 sq m</b>	<b>545,000 sq ft</b>

**PLOT 3: 683,000 SQ FT**

Warehouse	60,666 sq m	653,000 sq ft
Offices	2,787 sq m	30,000 sq ft
<b>Total</b>	<b>63,452 sq m</b>	<b>683,000 sq ft</b>

**PLOT 4: 830,000 SQ FT**

Warehouse	73,393 sq m	790,000 sq ft
Offices	3,716 sq m	40,000 sq ft
<b>Total</b>	<b>77,109 sq m</b>	<b>830,000 sq ft</b>

**PLOT 5: 547,000 SQ FT**

Warehouse	47,381 sq m	510,000 sq ft
Offices	3,437 sq m	37,000 sq ft
<b>Total</b>	<b>50,817 sq m</b>	<b>547,000 sq ft</b>

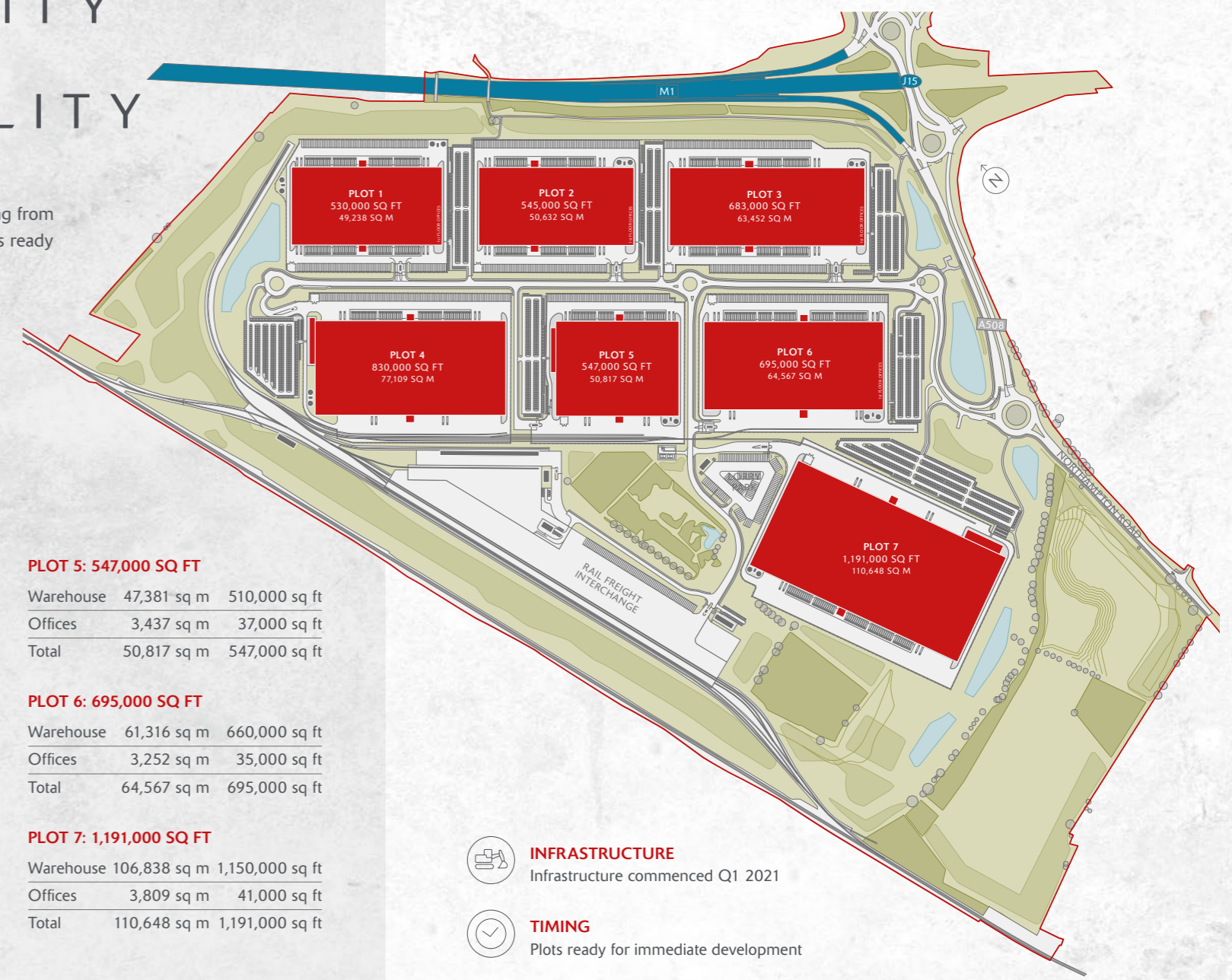
**PLOT 6: 695,000 SQ FT**

Warehouse	61,316 sq m	660,000 sq ft
Offices	3,252 sq m	35,000 sq ft
<b>Total</b>	<b>64,567 sq m</b>	<b>695,000 sq ft</b>

**PLOT 7: 1,191,000 SQ FT**

Warehouse	106,838 sq m	1,150,000 sq ft
Offices	3,809 sq m	41,000 sq ft
<b>Total</b>	<b>110,648 sq m</b>	<b>1,191,000 sq ft</b>

NB: unit sizes indicative, flexible options available



- INFRASTRUCTURE**  
Infrastructure commenced Q1 2021
- TIMING**  
Plots ready for immediate development

Image: Aerial CGI of SLPN



# SEGRO LOGISTICS PARK NORTHAMPTON

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

## CONTACT



Peter Monks  
0121 369 0595

Simon Norton  
0121 369 0416

Tom Kimbell  
020 3151 0262

Hannah Stainforth  
020 3151 2820

Georgia Pirbhai  
020 3151 4209

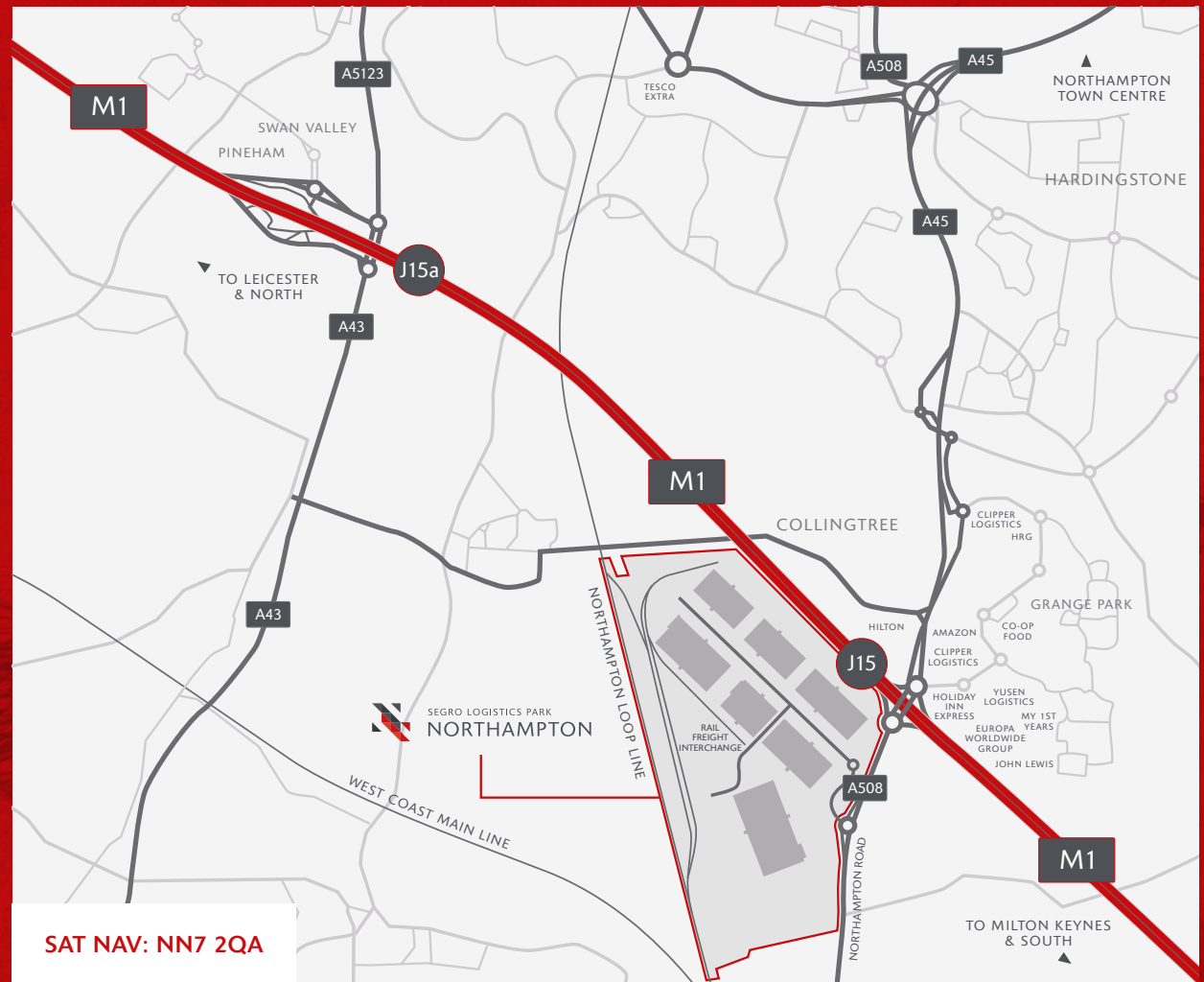
James Harrison  
020 3151 0248

Luke Thacker  
0121 369 0672

Tim Harding  
020 3151 4228

Cameron Mitchell  
020 3151 0255

Sam Robinson  
0121 369 0138



SAT NAV: NN7 2QA

M1 J15	0.1 mile	Birmingham	55 miles
Northampton	4 miles	London	64 miles
M6 J1 / A14	24 miles	Leeds	134 miles
M25 J21 / M1	42 miles	Manchester	143 miles

Distances by Google Maps

[SLP-NORTHAMPTON.COM](http://SLP-NORTHAMPTON.COM)

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 01/24

