

112,750 SQ FT TO LET

BRACKMILLS

112

NORTHAMPTON

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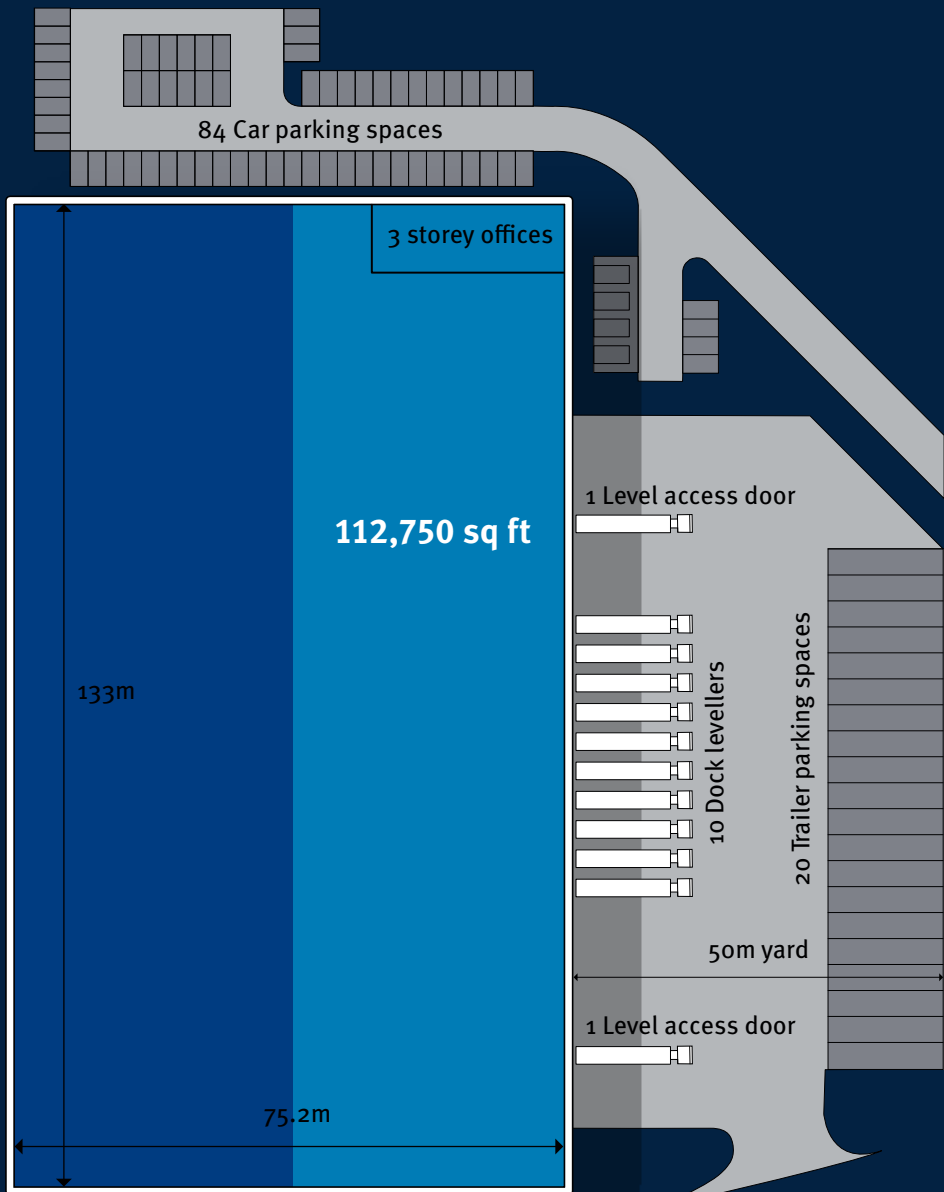
PROPERTY

Brackmills 112 is a modern, fully fitted distribution warehouse constructed to the highest standards and benefits from the following specification:

-  12 METRE CLEAR HEIGHT
-  10 DOCK LEVEL LOADING DOORS
-  2 LEVEL ACCESS DOORS
-  50kN/m² WAREHOUSE FLOOR LOADING
-  WAREHOUSE LIGHTING AND GAS HEATING
-  84 DEDICATED CAR PARKING SPACES
-  20 HGV PARKING SPACES
-  50M YARD DEPTH
-  RAISED ACCESS OFFICE FLOORS
-  COMFORT COOLED OFFICES
-  WELFARE FACILITIES/CANTEEN
-  BREEAM - 'VERY GOOD'
-  1MVA OF POWER (1.5MVA SUBSTATION)
-  24/7 OPERATION
-  'A' RATED EPC



112



ACCOMMODATION

WAREHOUSE	105,250 sq ft	9,778 sq m
OFFICES & RECEPTION	7,500 sq ft	696 sq m
TOTAL	112,750 sq ft	10,474 sq m



LOCAL OCCUPIERS INCLUDE

- 1 DSV
- 2 ACTIVE ANTS
- 3 4 DACHSER Intelligent Logistics
- 5 DECATHLON
- 6 Baxter
- 7 BLACK&DECKER
- 8 John Lewis
- 9 YODEL
- 10 TP Travis Perkins



LOCATION

Brackmills 112, Northampton, is located in a prime distribution location on Brackmills Industrial Estate, situated 4.5 miles from J15 of the M1.

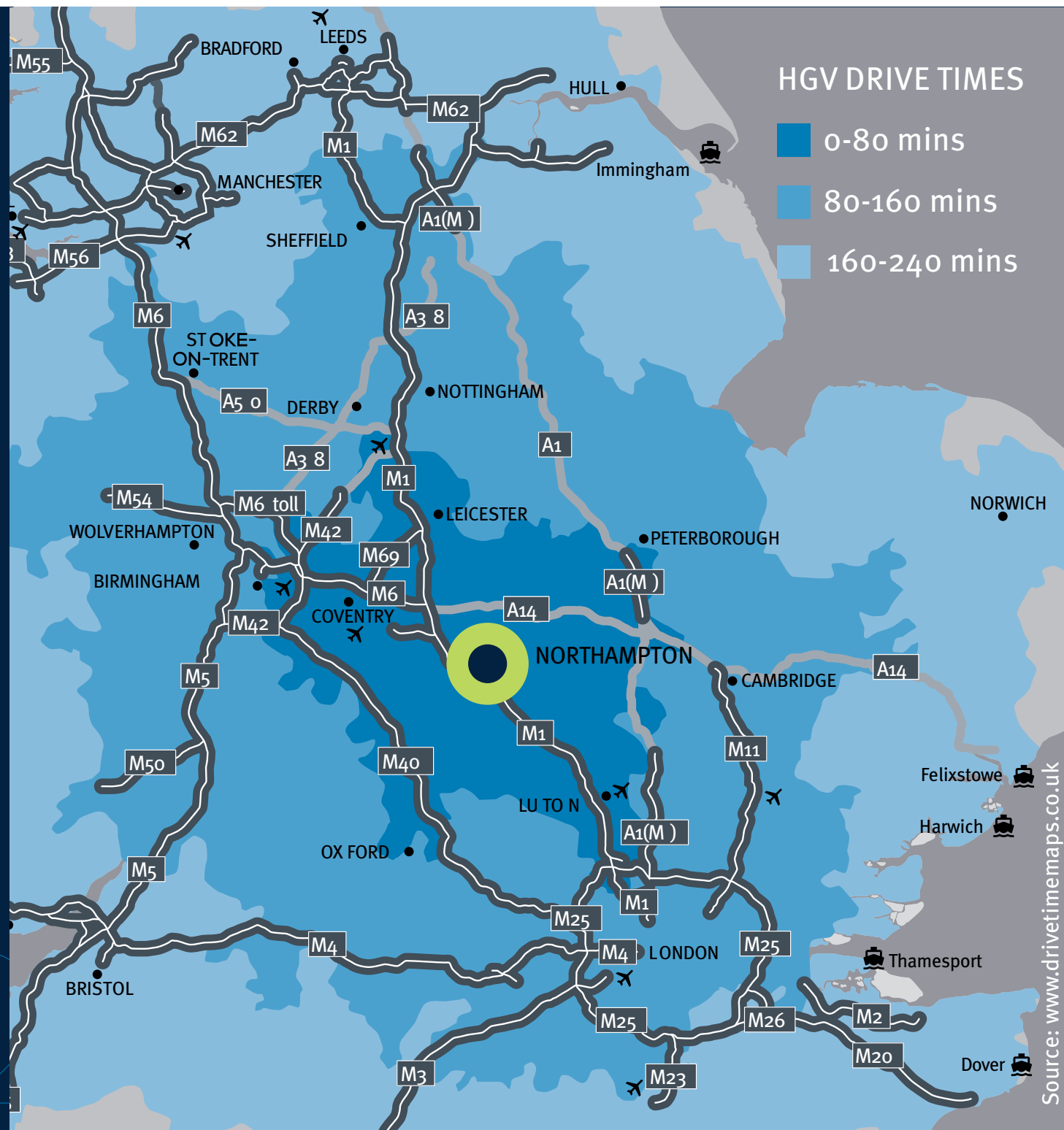
National occupiers already on the Estate include Black & Decker, Travis Perkins, John Lewis, Howdens, Asda and Great Bear to name a few. Brackmills 112 occupies a prominent self-contained site on the corner of Bedford Road (A428) and Liliput Road at the Northern edge of the Brackmills estate. The position gives immediate access to the A428 providing rapid transport links to the national road network including M1, M6, M25, M40 & M45 motorways.

BRACKMILLS 112

Liliput Road, Brackmills Industrial Estate, Northampton NN4 7EJ

DRIVE TIMES

DESTINATION		HRS/MINS
M1 (J15)		8 MINS
A14	15	23 MINS
MILTON KEYNES	20	30 MINS
M6	25	27 MINS
M40	29	41 MINS
M25 (M1, J6A)		53 MINS
BIRMINGHAM	59	1HR 07MINS
LONDON (M1 J1)	59	1 HR
DIRFT	22	28 MINS
HAMS HALL	53	56 MINS
LONDON GATEWAY		1 HR 38 MINS
FELIXSTOWE		2 HRS 21 MIN
DOVER		2 HRS 33 MINS





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FOR ALL ENQUIRIES



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