

UNIT 200



CASWELL ROAD | BRACKMILLS INDUSTRIAL ESTATE | NORTHAMPTON | NN4 7PW

195,786



FULLY REFURBISHED IN Q1 2019
INDUSTRIAL / WAREHOUSE UNIT
195,786 SQ FT - TO LET

READY TO OCCUPY



SAT NAV: NN4 7PW

LOCATION

Brackmill Industrial Estate is strategically located at the centre of England and lies immediately to the east of the M1 motorway, 67 miles to the north of London. Brackmill is situated adjacent to the A45, 5 miles from the M1 at Junction 15.

Notable occupiers on the estate include: DHL, Black & Decker, Uniserve, Howdens and Travis Perkins.

SPECIFICATION

Warehouse

- 10.2m clear height
- 20 dock levellers
- 3 level access doors
- Warehouse WCs / locker rooms

Office

- High quality fully fitted offices
- Air conditioning
- Suspended ceilings and raised access floors

External

- 85m yard
- 220 car parking spaces
- Sprinkler system

DISTANCES

	miles	mins
M1 Junction 15	5	10
Milton Keynes	18	32
DIRFT	22	38
Coventry	35	60
M25 Junction 21	46	80
Birmingham	55	99
London	67	105
East Coast Ports	123	219

LEASE TERMS

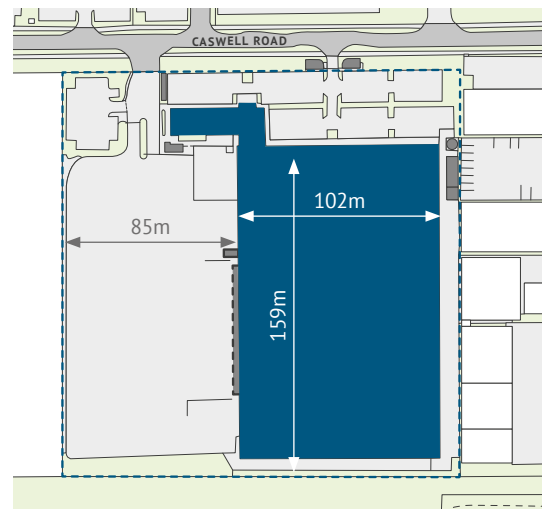
The unit is available by way of a new FRI lease direct from the Landlord

RENT

Upon Application

EPC

D - 76



For more information, please contact one of our joint agents:



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Warehouse:	171,885 sq ft
Ground Floor Office:	11,144 sq ft
First Floor Office and Mezzanine:	10,876 sq ft
Gatehouse:	65 sq ft
Driver Welfare:	648 sq ft
Elec./Gas and Sprinkler Pump Houses:	1,168 sq ft
Total:	195,786 sq ft

(All areas are approximate and measured on a Gross Internal basis)

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