

NORTHAMPTON 330

CROW LANE, NORTHAMPTON NN3 9BX



DETAILED
PLANNING
SUBMITTED

NEW INDUSTRIAL/ LOGISTICS UNIT

328,776 SQ FT
(30,544 SQ M)

AVAILABLE
FREEHOLD OR LEASEHOLD



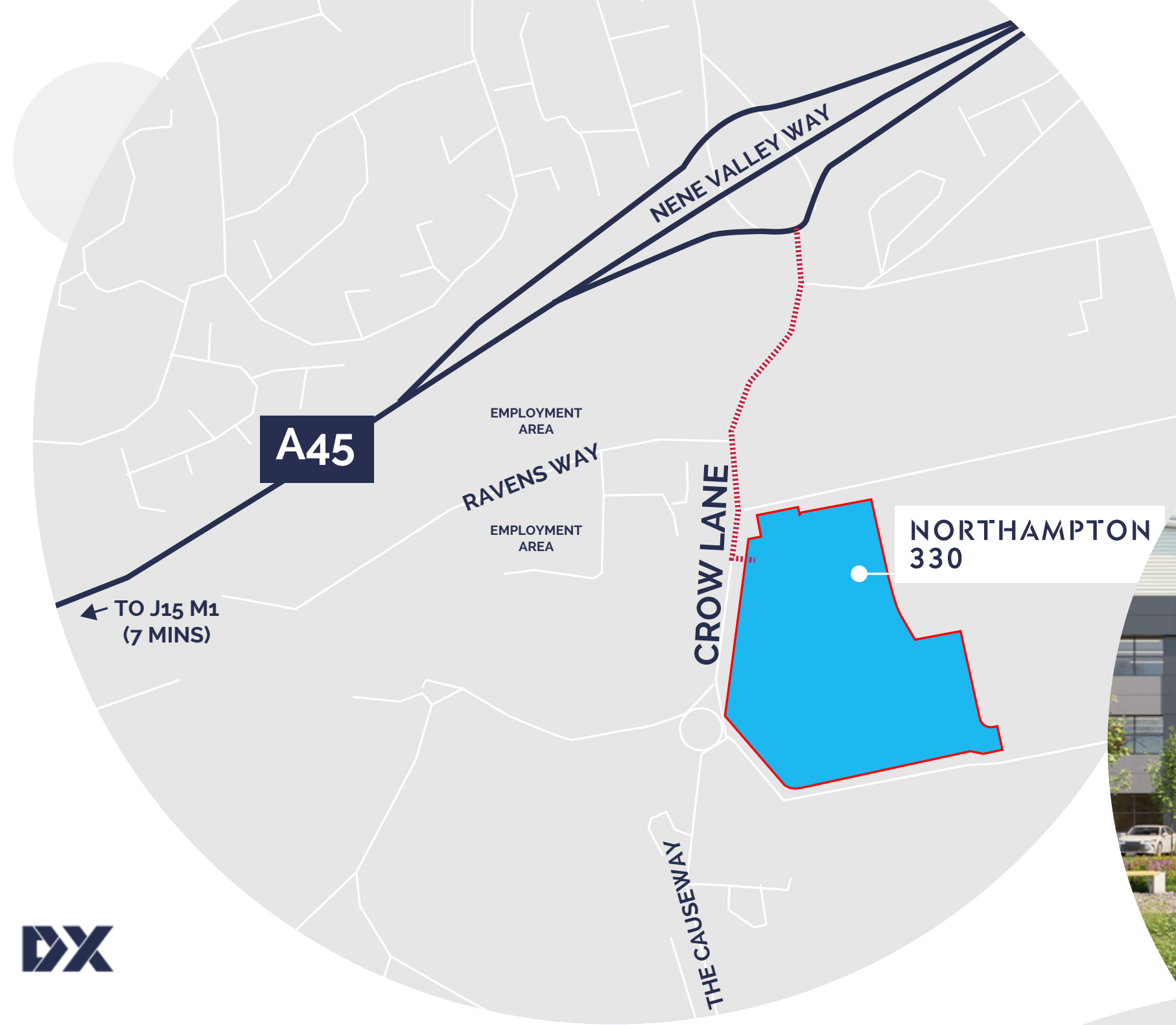
WWW.NORTHAMPTON330.CO.UK

 HILLWOOD
A PEROT COMPANY®

PERFECTLY LOCATED FOR BUSINESS

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

The Crow Lane Industrial Estate is situated 3 miles east of Northampton Town Centre adjacent to the A45 Expressway, which provides dual carriageway access to Junction 15 of the M1 Motorway to the South and the A14 (A1/M1 Link) to the east. Crow Lane is a well established employment location with occupiers including, The Car Shop, Booker Cash & Carry, Royal Mail Distribution Centre, Synergy Retail Support and DX Delivery. Northampton 330 is located at the junction to The Causeway.

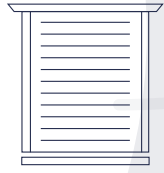


DRIVE TIMES

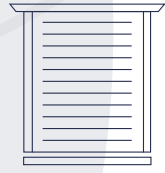
J15, M1	6.8 miles	7 mins
Northampton	5 miles	9 mins
J15A, M1	7.9 miles	11 mins
Kettering	13 miles	22 mins
Milton Keynes	21 miles	25 mins
Rugby	26 miles	37 mins
Coventry	39 miles	46 mins
Peterborough	37 miles	56 mins
Cambridge	49 miles	1 hr
Birmingham	61 miles	1 hr
London	70 miles	1 hr 35 mins



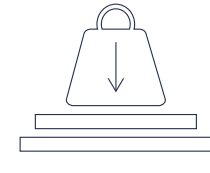
SPECIFICATION



30 DOCK
LEVEL DOORS



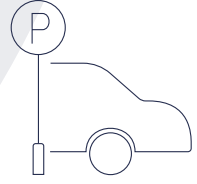
4 SURFACE
LEVEL DOORS



50 KN/m²
FLOOR LOADING



2 MVA
POWER SUPPLY



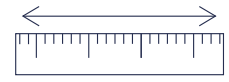
255 CAR
PARKING SPACES



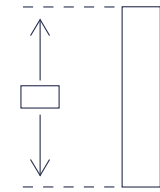
GRADE A OPEN
PLAN FITTED FIRST
AND SECOND
FLOOR OFFICES



SECURE YARD
WITH 31 HGV
PARKING SPACES



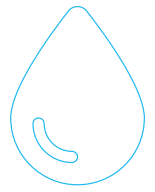
55M YARD
DEPTH (MAX)



15M CLEAR
INTERNAL HEIGHT



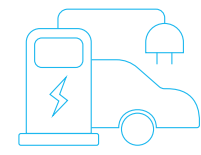
ENHANCED SPECIFICATION



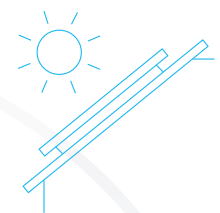
RAINWATER
HARVESTING



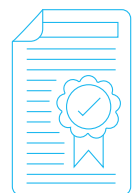
BREEAM
"EXCELLENT"



EV CHARGING
POINTS



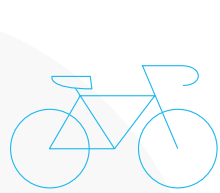
ROOF PV
PANELS



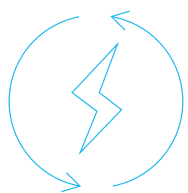
EPC "A" RATING



SUSTAINABLE
MATERIALS



CYCLE
SPACES



ENERGY EFFICIENT
HEATING, COOLING,
AND LIGHTING



FIBRE
CONNECTIVITY



ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	301,693	28,028
OFFICES	23,896	2,220
TRANSPORT OFFICE	3,186	296
TOTAL GIA	328,776	30,544

FURTHER INFORMATION

PLANNING

Planning application submitted.

RENT / PRICE

Please contact our retained agents for further information.

TENURE

The premises are available by way of a new lease, or a freehold sale.

CONTACT

Please contact the retained agents:



NICHOLAS ROBERTS
07980 237 407
nroberts@drakeandpartners.co.uk



EDWARD KENNERLEY
07972 187 779
edward.kennerley@knightfrank.com

JAMES CLEMENTS
07436 165 015
james.clements@knightfrank.com



IMPORTANT NOTICE Drake Commercial and Knight Frank give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published July 2024.

Designed by:
Bazo Marketing
0161 387 7252



M1

M1 (J15)



TREBOR HEALTHCARE

NENE VALLEY WAY

BOOKER

A45

VRILL GREGGS

bp

CROW LANE

IVECO

Royal Mail

MANROL

Smurfit Kappa

MIDSHIRES

MICK GEORGE

Route1 Group

DX

SYNERGY

NORTHAMPTON 330