

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

TD TREBOR
DEVELOPMENTS

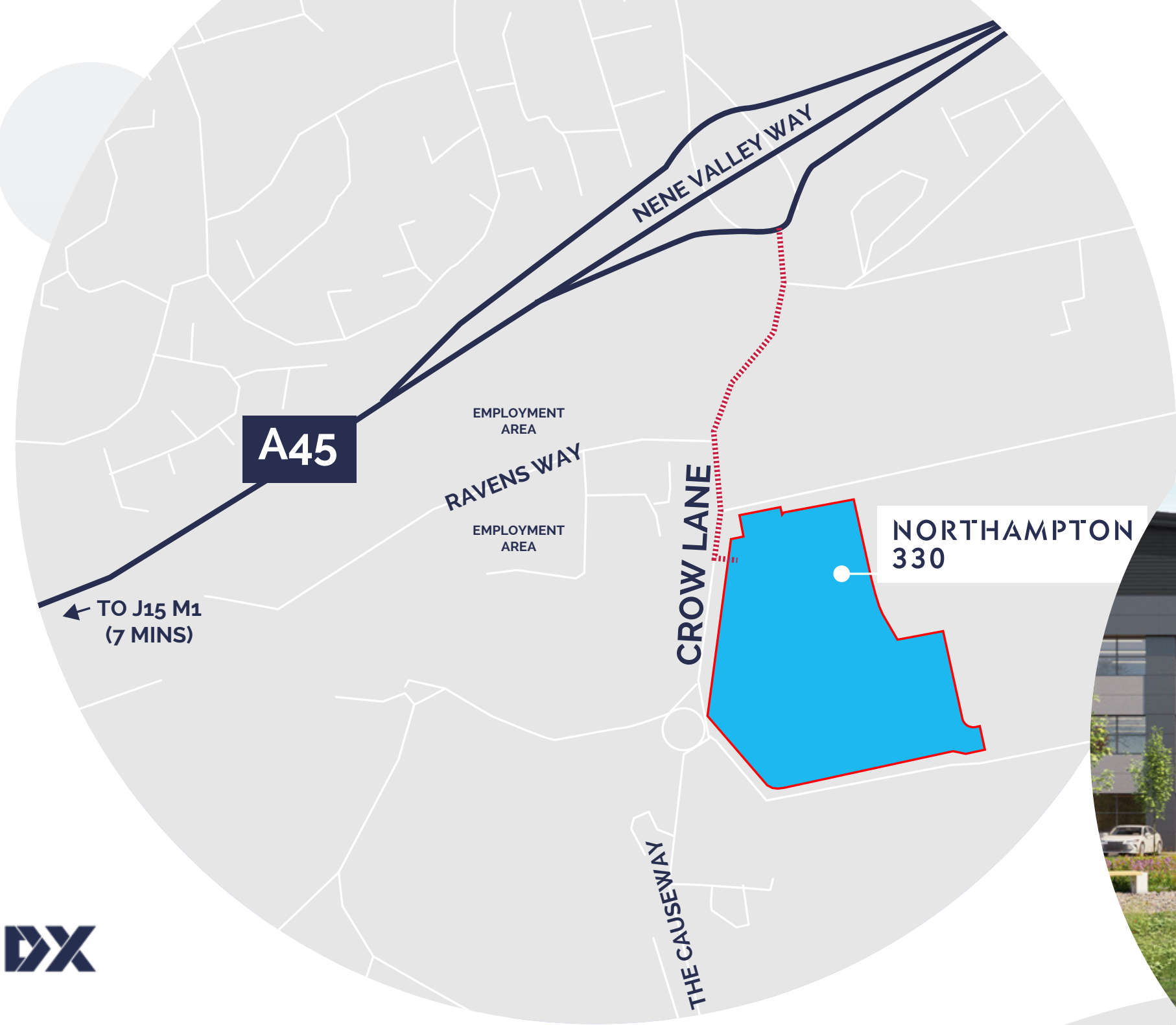
HILLWOOD
A PEROT COMPANY®

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.





/// terms.hosts.carry

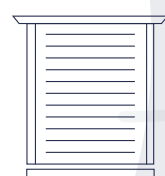


DRIVE TIMES

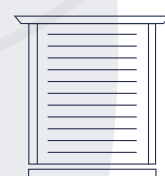
J15, M1	6.8 miles	7 mins
Northampton	5 miles	9 mins
J15A, M1	7.9 miles	11 mins
Kettering	13 miles	22 mins
Milton Keynes	21 miles	25 mins
Rugby	26 miles	37 mins
Coventry	39 miles	46 mins
Peterborough	37 miles	56 mins
Cambridge	49 miles	1 hr
Birmingham	61 miles	1 hr
London	70 miles	1 hr 35 mins



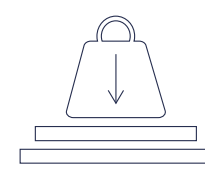
SPECIFICATION



30 DOCK
LEVEL DOORS



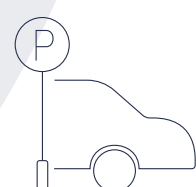
4 SURFACE
LEVEL DOORS



50 KN/m²
FLOOR LOADING



2 MVA
POWER SUPPLY



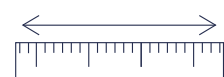
255 CAR
PARKING SPACES



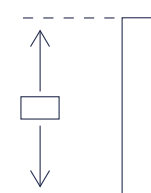
GRADE A OPEN
PLAN FITTED FIRST
AND SECOND
FLOOR OFFICES



SECURE YARD
WITH 31 HGV
PARKING SPACES

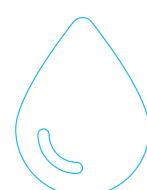


55M YARD
DEPTH (MAX)



15M CLEAR
INTERNAL HEIGHT

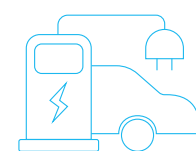
ENHANCED SPECIFICATION



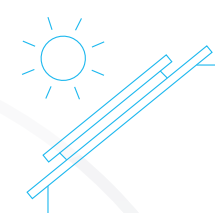
RAINWATER
HARVESTING



BREEAM
"EXCELLENT"



EV CHARGING
POINTS



ROOF PV
PANELS



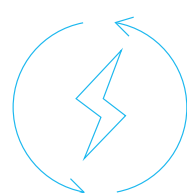
EPC "A" RATING



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:

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Designed by:
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