

To Be Refurbished

Prime Industrial / Warehouse Unit
To Let

44,787 sq ft

Available Q2 2025

Brackmills 45, Northampton, NN4 7EX



B R A C K M I L L S 4 5

A WELL ESTABLISHED DISTRIBUTION HUB



Situated on Brackmills Industrial Estate and to the south of Northampton, Brackmills 45 offers easy access to major transport routes, including the A45, A14 and junctions 15 & 15A of the M1, making it an ideal location for industrial use.

The unit benefits from the following features:

Brackmills 45	SQ FT	SQ M
Warehouse	40,036	3,719.46
Offices	4,751	441.38
Total	44,787	4,160.84



8.2m Clear height



6 Level access doors



30 - 50m Yard depth



38 Car parking spaces



Two storey offices



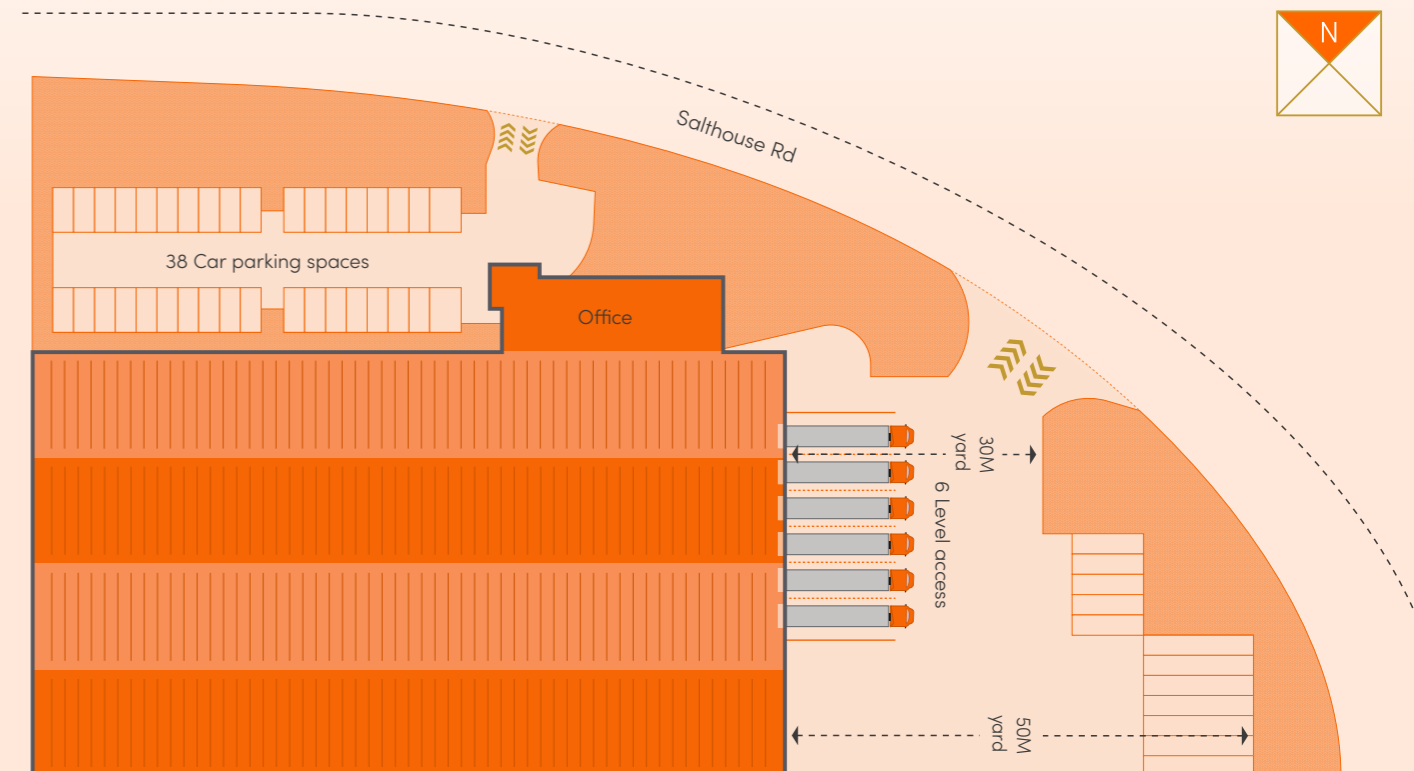
Secure gated yard



EPC available on request

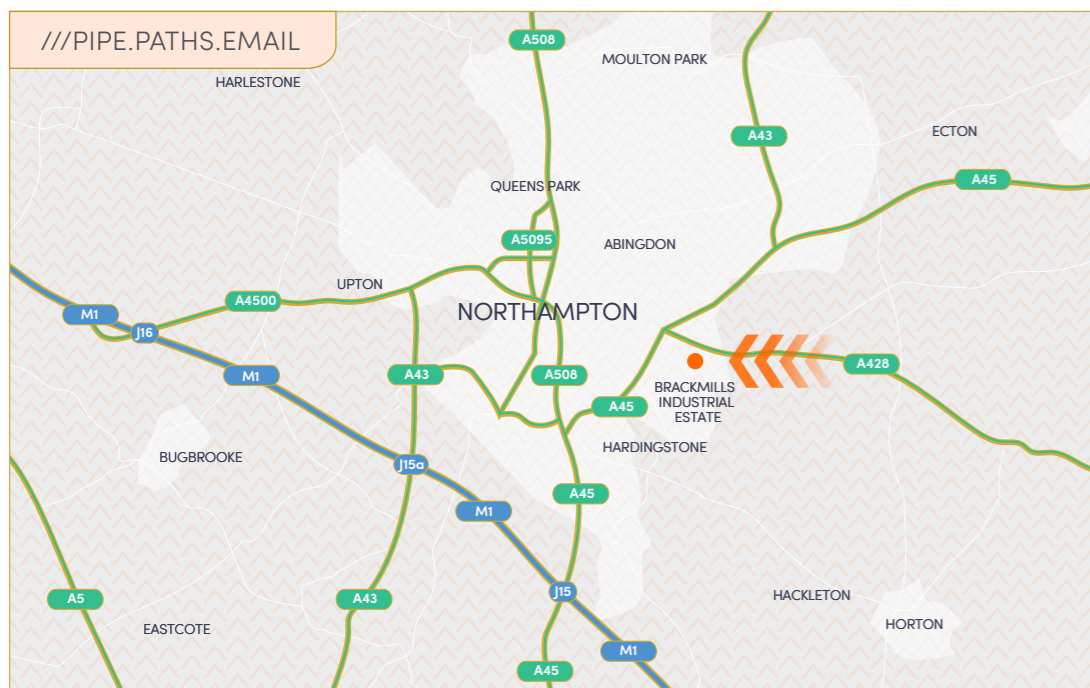
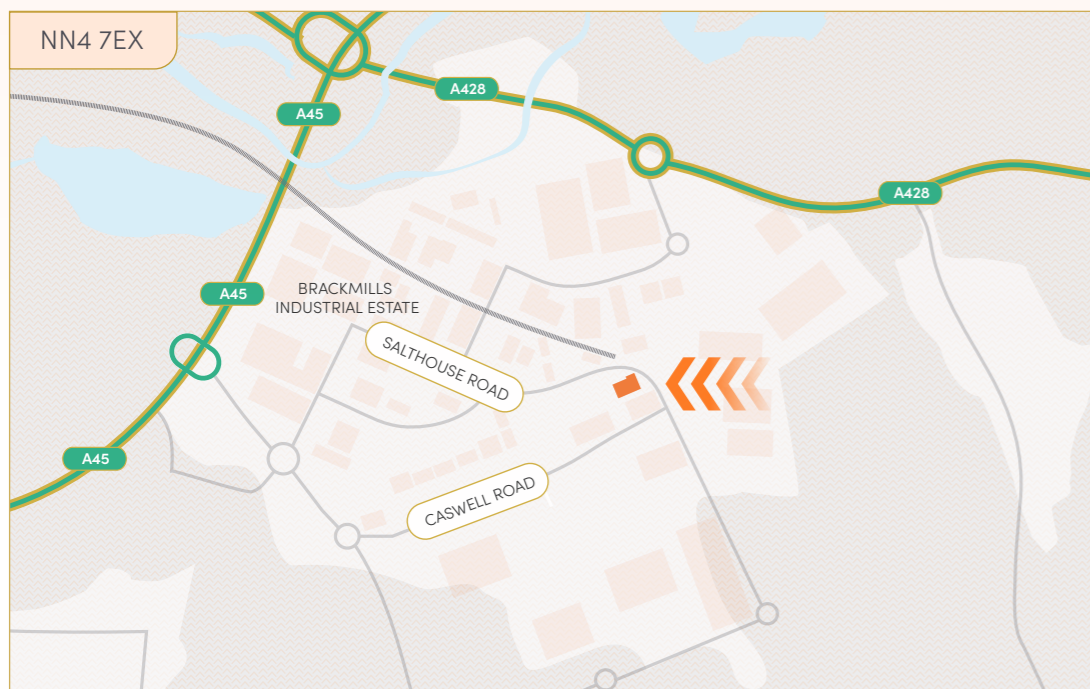


LED office and warehouse lighting



A LOCATION THAT DOES THE WORK FOR YOU

Brackmills 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. Brackmills is situated adjacent to the A45, 4 miles from the M1 at Junction 15. Notable occupiers on the estate include: DHL, Black & Decker, Uniserve, Howdens and Travis Perkins.



Travel Times

-  **Northampton**
2.9 miles / 7 mins
- ▼
- M1 Junction 15**
4 miles / 7 mins
- ▼
- Milton Keynes**
19 miles / 25 mins
- ▼
- Coventry**
37 miles / 45 mins
- ▼
- M25 Junction 21**
46 miles / 52 mins
- ▼
- Birmingham**
59 miles / 1 hr 2 mins
- ▼
- London**
67 miles / 1 hr 25 mins
- ▼
-  **East Coast Ports**
123 Miles / 2 hr 10 mins

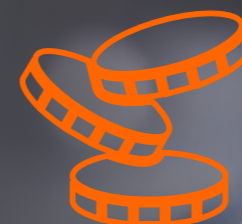


ONLY **2.7 MILES FROM NORTHAMPTON** TOWN CENTRE WITH A LOCAL WORKING POPULATION OF OVER **500,000 PEOPLE WITHIN 30 MINUTES**

8.4% OF NORTHAMPTONSHIRE ARE **EMPLOYED WITHIN LOGISTICS** WITHIN THE AREA



THE AVERAGE **LOGISTICS SALARY IN NORTHAMPTONSHIRE** IS APPROXIMATELY **6.7% LOWER** THAN THE UK AVERAGE



BRACKMILLS45

TERMS

The unit is available by way of a new lease on terms to be agreed with occupation available from Q2 2025

LEGAL COSTS

Each party is responsible for their own legal costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the interested party to provide information necessary to complete these checks before the transaction is completed.



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