

To Be Refurbished

Prime Industrial / Warehouse Unit  
To Let

194,139 sq ft

**Available Q3 2024**

Unit 200 Caswell Road, Brackmills,  
Northampton, NN4 7PW



# A WELL ESTABLISHED DISTRIBUTION HUB



EPC available on request



20 Dock doors



3 Level access doors



High quality fully fitted offices



10.2m Clear height



220 Car parking spaces



Suspended ceilings & raised floor



85m Yard depth

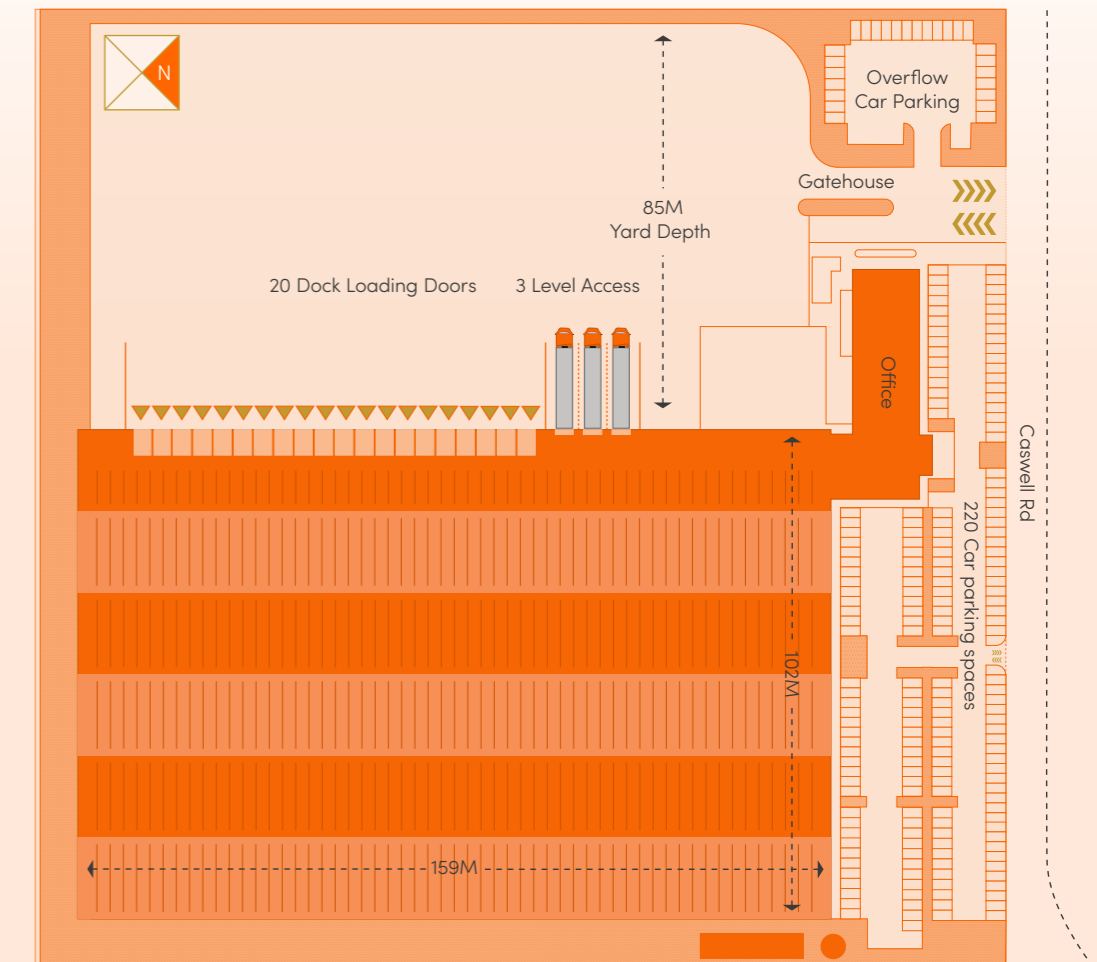


Sprinkler system

Situated in the heart of Northamptonshire, Brackmills200 offers exceptional connectivity, with easy access to major transport routes, including the A45, A14 and M1, making it an ideal hub for logistics and distribution.

The unit benefits from the following features:

Brackmills 200	SQ FT	SQ M
Warehouse	171,714.3	15,952.78
Mezzanine	3,397.3	315.62
GF & FF Offices	18,090.2	1,680.63
Gatehouse	577.6	53.66
Ele/Gas and Sprinkler Pump House	360.2	33.47
<b>Total</b>	<b>194,139.6</b>	<b>18,036.16</b>



# 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, 5 miles from the M1 at Junction 15. Notable occupiers on the estate include: DHL, Black & Decker, Uniserve, Howdens and Travis Perkins.



## Travel Times



**M1 Junction 15**  
4 miles / 7 mins



**Milton Keynes**  
19 miles / 25 mins



**DIRFT**  
21 miles / 24 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

# LETS TALK NUMBERS



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



# BRACKMILLS200



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