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FINAL UNIT REMAINING

QUATTRO

RAUNDS, NN9 6XU

NEW INDUSTRIAL/ LOGISTICS UNIT

117,522 SQ FT (10,918 SQ M)

SUSTAINABLE DESIGN

ENHANCED SPECIFICATION

IMMEDIATE OCCUPATION AVAILABLE

WWW.QUATTRORAUNDS.CO.UK

HILLWOOD
A PEROT COMPANY®

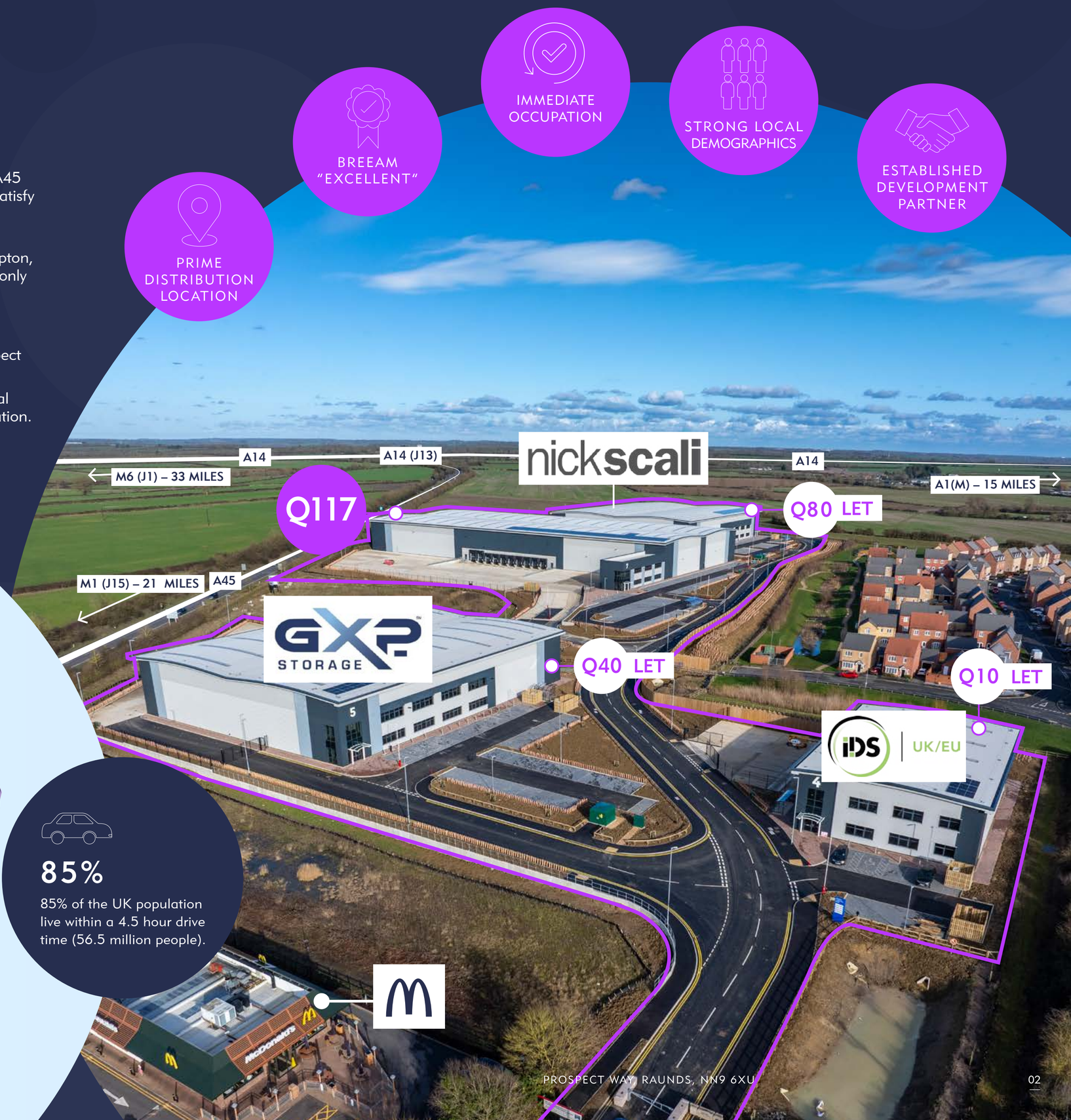
A TRUE LOGISTICS LOCATION

Quattro Raunds is the latest premier industrial and logistics development on the A45 corridor. The scheme comprises four new build units that are perfectly placed to satisfy occupier demands.

With strategic links to the A14 and M1 Motorway, connectivity across Northamptonshire as well as the East of England has never been better. Northampton, Kettering, Wellingborough and Corby are all within 20 miles, whilst Cambridge is only 38 miles away.

The scheme has been designed to provide enhanced specifications and includes various sustainable initiatives that are of critical importance to Hillwood and our occupiers. Units have been finished to the highest standards so occupiers can expect best-in-class facilities.

The scheme achieved practical completion in February 2026 and Q117 is the final unit available, offering marketing leading specification in a prime distribution location.



85%

85% of the UK population live within a 4.5 hour drive time (56.5 million people).

Q117

SPECIFICATION

10 DOCK LEVEL DOORS

2 SURFACE LEVEL DOORS

50 KN/m2 FLOOR LOADING

900 KVA POWER SUPPLY

110 CAR PARKING SPACES

TWO STOREY GRADE A OPEN PLAN OFFICES

SECURE YARD WITH 50M YARD DEPTH

12M CLEAR INTERNAL HEIGHT

ENHANCED SPECIFICATION

FIBRE CONNECTIVITY

40 CYCLE SPACES

BREEAM "EXCELLENT"

EPC "A" RATING

6 EV CHARGING POINTS (DUCTING INSTALLED FOR ADDITIONAL FUTURE POINTS)

PV PANELS

SUSTAINABLE MATERIALS

ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

SITE PLAN

ACCOMMODATION

Q117	SQ FT	SQ M
WAREHOUSE	111,862	10,392.3
GROUND FLOOR & FIRST FLOOR OFFICES	5,660	525.8
TOTAL GIA	**117,522**	**10,918.1**

PERFECTLY LOCATED FOR BUSINESS

Located in Northamptonshire, Raunds is a leading industrial and logistics location that is strategically positioned on the A45.

This in turn provides direct access to the A14 and M1 Motorway, as well as excellent links to nearby centres such as Northampton, Kettering, and Corby.

Quattro is prominently located immediately adjacent to the A45, and opposite the established Warth Park. Nearby local amenities also include a BP service station, McDonald's restaurant, and Asda supermarket.

Due to the superb transport links and a strong labour supply many local, regional, and national occupiers have already chosen to locate here.

Local occupiers include:

Whirlpool DSV HOWDENS dpd

exertis müller AVERY

DRIVE TIMES

Raunds	1 mile	4 mins
Kettering	12 miles	20 mins
Northampton	18 miles	26 mins
Rugby	39 miles	48 mins
Leicester	40 miles	1h 6 mins
Birmingham	57 miles	1h 14 mins
London	94 miles	1h 50 mins

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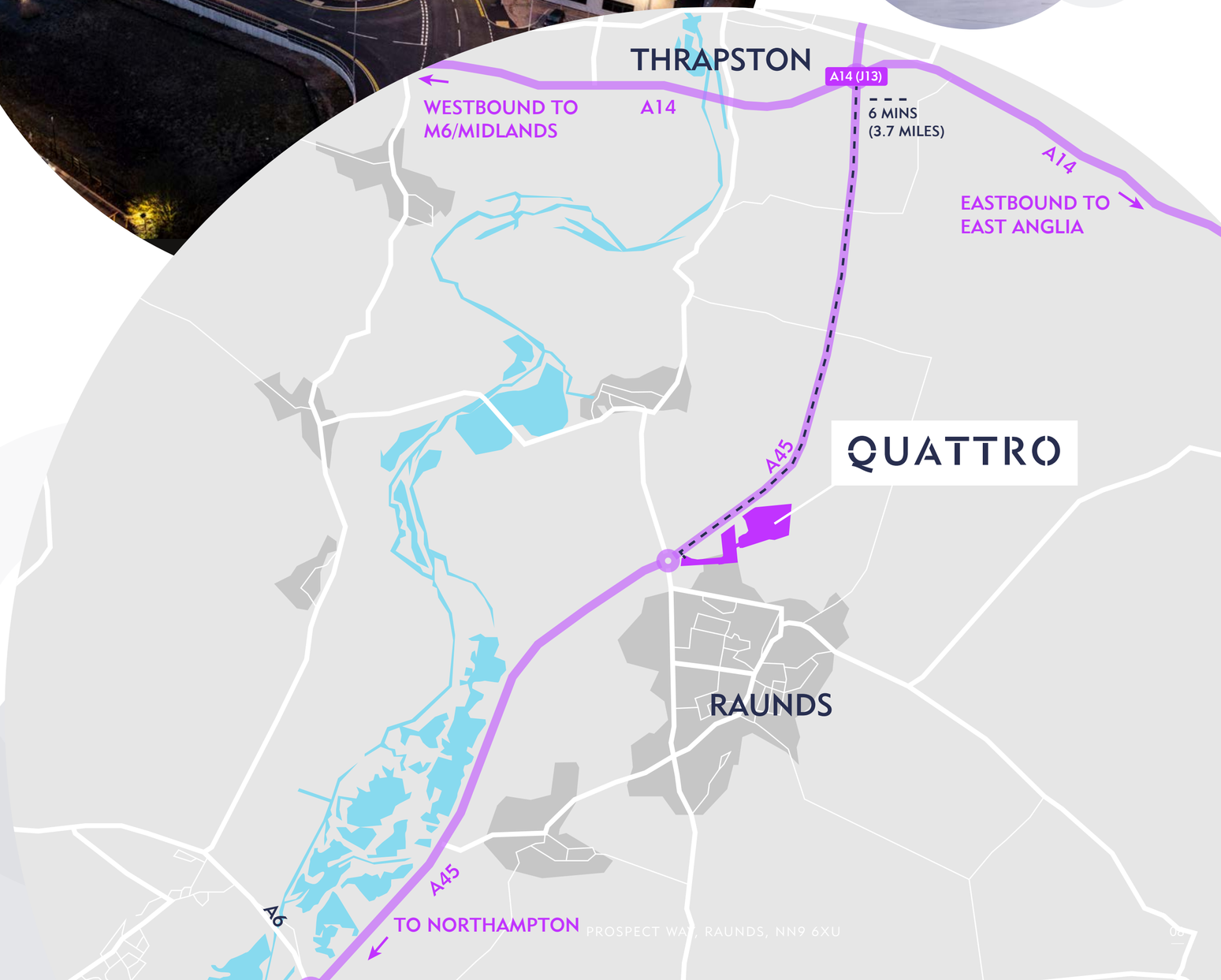
POSTCODE:NN9 6XU



FURTHER INFORMATION

PLANNING

The site benefits from detailed planning consent with unrestricted B2 and B8 employment uses [Planning Ref: 20/00960/FUL].

TENURE

The premises are available by way of a new lease.

RENT

Please contact our retained agents for further information.

CONTACT

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A DEVELOPMENT BY:

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Designed by:
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