

PRACTICAL
COMPLETION
Q3 2022



BRACKMILLS
- GATEWAY -

THREE NEW DISTRIBUTION UNITS 180,000 / 252,500 / 387,500 SQ FT

BG387

BG180

ACTIVE
ANTS
E-COMMERCE
LOGISTICS

NORTHAMPTON - M1 / J15
WWW.BRACKMILLSGATEWAY.CO.UK



STRATEGIC LOCATION

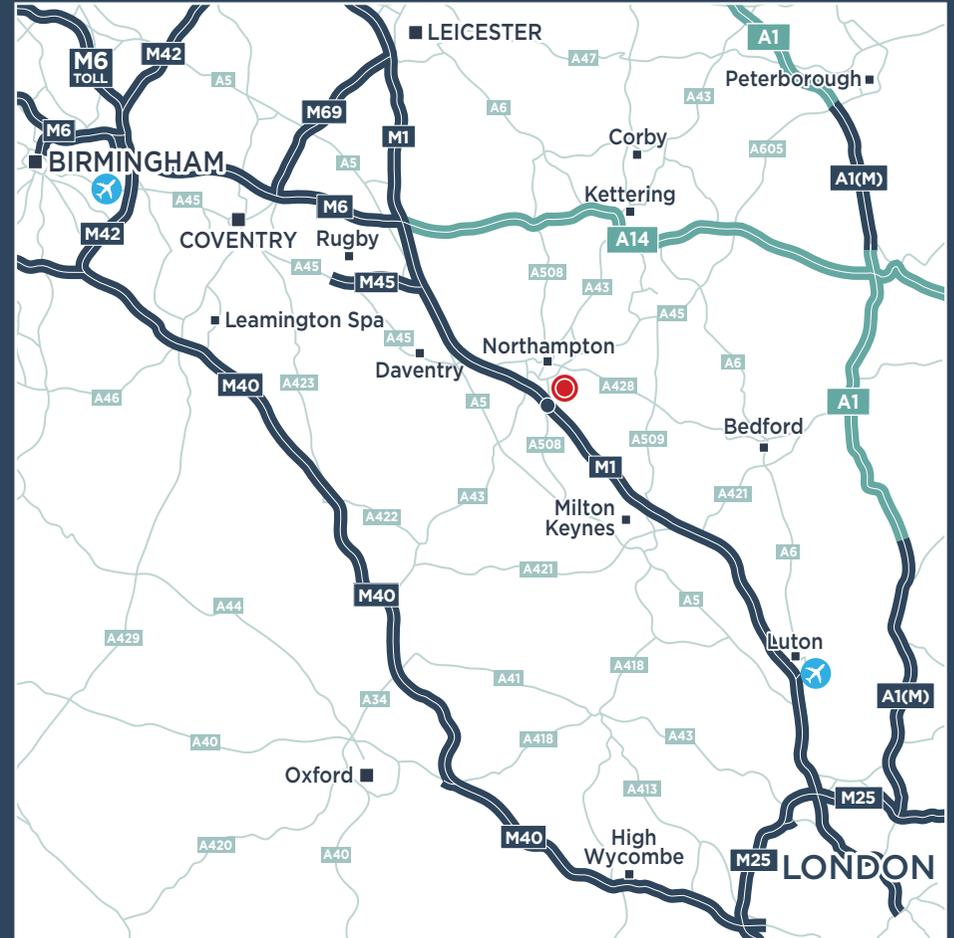
The site is located on the northern edge of Brackmills Industrial Estate adjacent to the A428 and less than 0.5 miles from the A45. The A45 links directly to Junction 15 of the M1 (3 miles) to the West and the A14 in the East.





CONNECTED

DESTINATION	DISTANCE	TIME
M1 Junction 15	3 miles	10 mins
M1 Junction 16	8.3 miles	21 mins
Milton Keynes	18 miles	32 mins
DIRFT	20 miles	38 mins
M1/M6 Interchange	24 miles	45 mins
Coventry	35 miles	1 hr
M1/M25 Interchange	46 miles	1 hr 20 mins
Birmingham	55 miles	1 hr 37 mins
East Midlands Airport	57 miles	1 hr 37 mins
Felixstowe Port	123 miles	3 hrs 39 mins



DEMOGRAPHICS

Northampton is an established distribution and manufacturing location and is home to many international businesses which are attracted to the area by its favourable demographics.

Qualifications - East Midlands (%) (Jan 2018-Dec 2018)

■ NVQ4:	33.2%
■ NVQ3:	19.1%
■ NVQ2:	16.3%
■ NVQ1:	12.1%
■ Other Qualifications:	7.8%
■ No Qualifications:	8.1%
■ Trade Apprenticeships:	3.3%



Source: Nomis Web / Savills

Earnings by place of residence (2019)



Gross Weekly Pay

Labour Supply (2019)

Economically active	125,200
In employment	119,100
Employees	104,500
Self employed	14,600
Job seekers	5,100



THREE IS THE MAGIC NUMBER...

STRATEGIC LOCATION / HIGH-SPEC / DELIVERABLE IN Q3, 2022






Comfort cooling to offices
Smart control LED lighting
Fully raised floors



Power - 3.3 MVA
55m yards
Clear height 18m
Floor loading 50 kN/m²
12% Rooflights
Gatehouse



Target EPC rating A+
BREEAM Outstanding
Warehouse roofs are 'solar-ready'
Net Carbon Zero
Air Tightness to 1.5m³/hr/m²
Rainwater Harvesting
Solar thermal hotwater system
EV charging:
20% installed / 100% passive



BG-180

Warehouse 162,000 sqft
Office (2 story) 18,000 sqft
TOTAL 180,000 sqft

Clear Height
18m

Floor Loading
50m/m²

Car Parking
142

HGV Parking
27

Docks
18

Level Access
02

Cycles
34

Motorcycles
08



*INDICATIVE CGI

BG-252

Warehouse 230,500 sqft
Office (2 story) 18,000 sqft
Hub Office 4,000 sqft
TOTAL 252,500 sqft

Clear Height
18m

Floor Loading
50m/m²

Car Parking
196

HGV Parking
42

Docks
24

Level Access
02

Cycles
47

Motorcycles
10

**ACTIVE
ANTS**

E-COMMERCE
LOGISTICS



*INDICATIVE CGI

BG-387

Warehouse 365,500 sqft
Office (2 story) 18,000 sqft
Hub Office 4,000 sqft
TOTAL 387,500 sqft

Clear Height
18m

Floor Loading
50m/m²

Car Parking
300

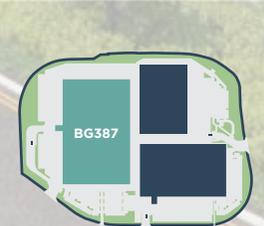
HGV Parking
82

Docks
36

Level Access
02

Cycles
72

Motorcycles
13



*INDICATIVE CGI



Brackmills covers an area of 3.9sq km of industrial warehouse, office and amenity space



Currently home to 180 companies, employing approx 13,000 employees



£640,000 investment in supporting a new bus service including shift times and weekend services



Dedicated full time Community Police Officer on site

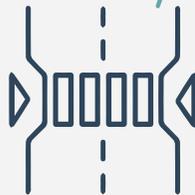


CCTV & ANPR cameras installed on site creating a safer environment

BRACKMILLS INDUSTRIAL ESTATE



Estate amenities include cafés, archery and shooting ranges



Significant investments has been made into the estate including £951,000 on road improvements, traffic calming, controlled parking protecting grass verges and targeted winter gritting



Three on site 'Cycle CoNnect' hubs enabling commuters an easy cycle hire alternative



Maintained green space, cycle routes, footpaths and new large capacity bins installed throughout the estate



BRACKMILLS

- GATEWAY -

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