PINEHAM 63

NORTHAMPTON | NN4 9BX

Strategically located within the Golden Triangle of Logistics, Pineham 63 offers a high-quality, immediately available warehouse.

What3Words
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TO LET

IMMEDIATELY AVAILABLE
FULLY FITTED INDUSTRIAL/WAREHOUSE UNIT

63,484 SQ FT (5,897 SQ M)

AVAILABLE NOW — A MARKET-LEADING MID-BOX OPPORTUNITY

A HIGH-SPECIFICATION DETACHED INDUSTRIAL / LOGISTICS UNIT SITUATED WITHIN THE ESTABLISHED PINEHAM EMPLOYMENT AREA.

READY TO OCCUPY, FULLY FITTED FACILITY IN A PRIME LOGISTICS LOCATION

- **63,484 sq ft** modern warehouse facility
- **Fully fitted** with LED lighting, sprinklers and heating
- **Fire and intruder alarms**, door entry system
- Detached, **self-contained** secure site
- **70m service yard** with excellent circulation
- **Dock** and **level loading** provision
- **Fully fitted office** and welfare accommodation
- **Immediately available** for occupation

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PINEHAM 63

Pineham is an established and highly regarded logistics and employment location, positioned adjacent to **Junction 15A of the M1 motorway**.

AT THE HEART OF UK LOGISTICS

Pineham is a highly successful distribution and employment park situated directly adjacent to Junction 15a of the M1. It is also close to the A43 and A45 primary Trunk Roads which offer access to both the M40 and A14.

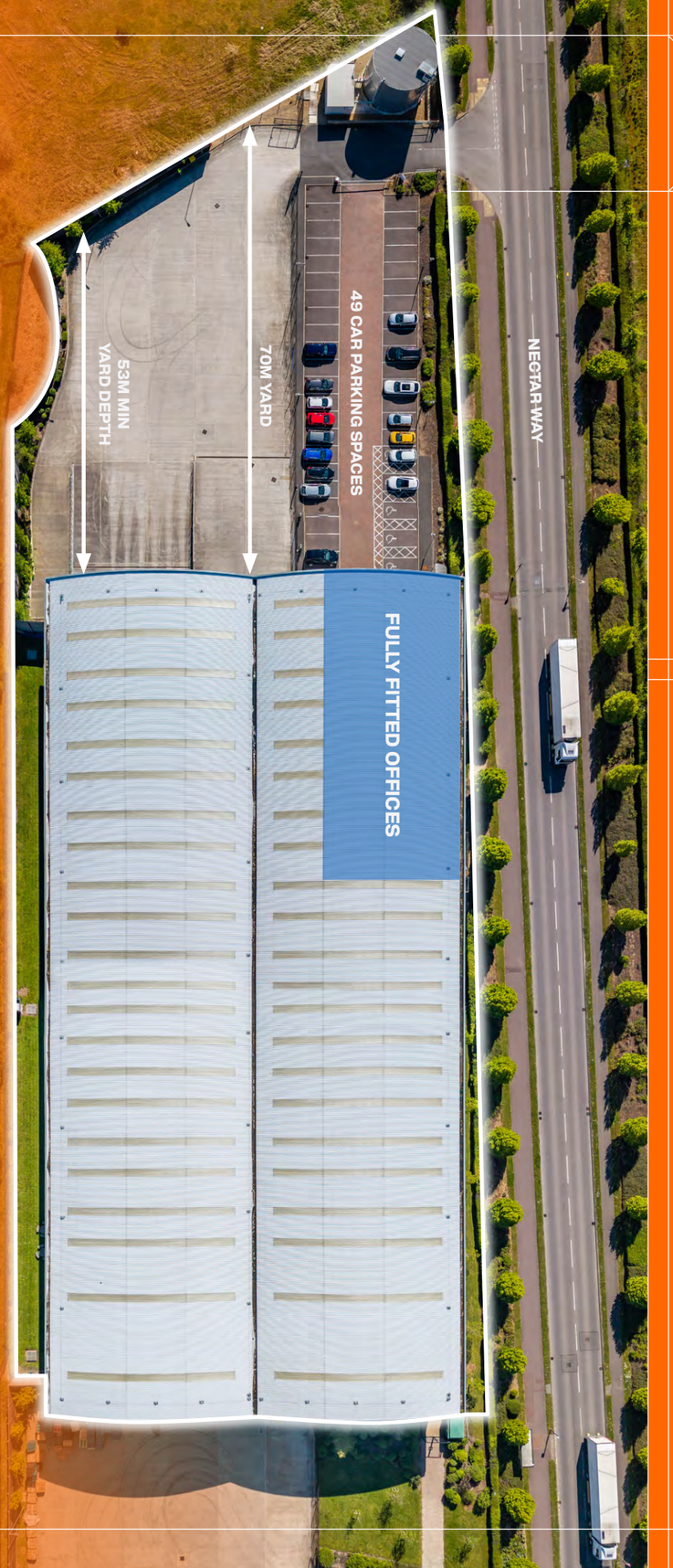
It offers rapid connection to major airports including London's Heathrow, Luton and Stansted, as well as Birmingham and East Midlands. Northampton is also within easy reach of East Coast Ports such as Felixstowe, Harwich and Hull.

ROAD	
M1 J15A	1 mile
M1/M6 Interchange	19 miles
Birmingham	53 miles
London	68 miles
Manchester	135 miles

AIRPORTS	
Birmingham Int.	47 miles
East Midlands	52 miles
Luton	38 miles
Stansted	87 miles
London Heathrow	69 miles

SEA PORTS	
London Gateway	97 miles
Felixstowe	126 miles
Humber Ports	149 miles
Dover	155 miles
Southampton	110 miles

PINEHAM 63



70M SERVICE YARD

4 DOCK LEVELLERS

2 LEVEL ACCESS DOORS

275 KVA POWER SUPPLY

8M TO HAUNCH

FLOOR LOADING 50 KN/SQ M

LED LIGHTING

SPRINKLERS

Pineham 63 comprises a modern, detached warehouse unit designed for efficient industrial and logistics operations.

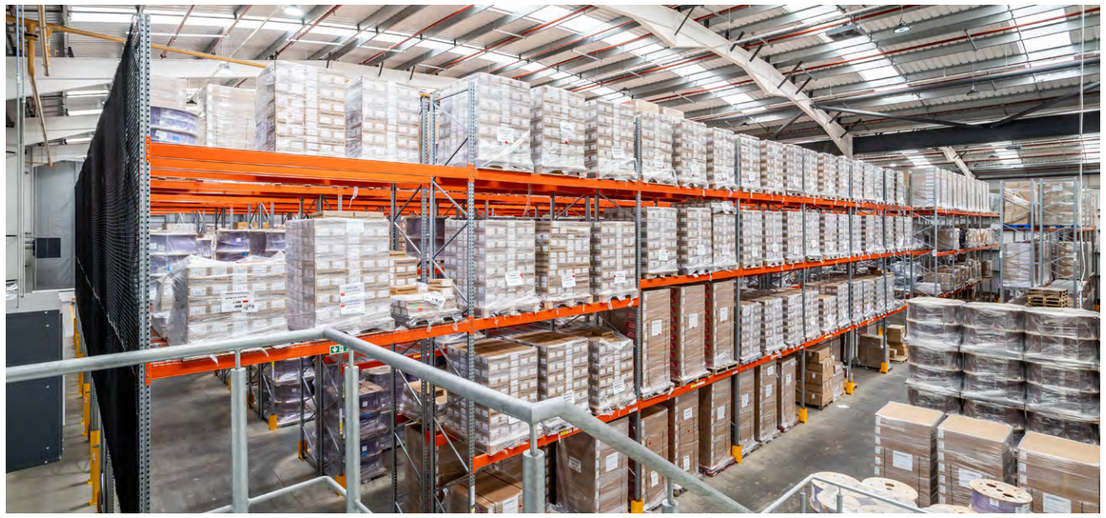
AREA	SQ FT	SQ M
Warehouse	59,570	5,534
Office	3,914	363
TOTAL	**63,484**	**5,897**

The building offers a high-quality specification, incorporating generous yard depth, dock and level access loading, and an efficient internal layout suited to modern logistics operations. The clear warehouse space is supported by 8m eaves height and a robust floor loading capacity, enabling a range of operational uses.

Fully fitted office accommodation is provided, alongside a strong power supply and ample parking, ensuring the unit is ready for immediate occupation. The overall specification delivers a practical, well-balanced solution for occupiers seeking efficient and functional warehouse space.

DELIVERING IMMEDIATE OPPORTUNITY

High-quality space, ready for occupation



Services
All main services are available.

Tenure
Available to let on terms to be agreed.

Terms
The property is immediately available by way of a sublease or lease assignment expiring 28 December 2031.

Rateable Value
The property has a rateable value of £450,000 with effect from 1st April 2026.

EPC Ratings
EPC available upon request.

VAT
The property is elected for VAT. VAT will be payable in addition to the sale price or rent.

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

Viewing
For viewings and further information, please contact the sole agent:

CUSHMAN & WAKEFIELD

01604 232 555

Franco Capella

+44 (0) 7834 197403
Franco.Capella@cushwake.com

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