

INDUSTRIAL / WAREHOUSE TO LET

BRACKMILLS 320

Gowerton Road, Northampton, NN4 7BJ

BNP PARIBAS REAL ESTATE

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PRIME DISTRIBUTION UNIT AVAILABLE ON FLEXIBLE LEASE TERMS.

312,831 SQ FT (29,062.95 SQ M)

DETAILS

DESCRIPTION

Developed in 1990, Brackmills 310 extends to approximately 312,831 sq ft (29,063 sq m) of warehousing with ancillary offices over 2 floors (2.9% office content).

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	312,831	29,062.95	Available
Total	**312,831**	**29,062.95**	

KEY FEATURES

- 10.15m clear internal height
- 15 ground level loading doors
- 56m yard depth
- 122 car parking spaces
- 90 HGV parking spaces

OUTGOINGS

- **Rates:**
- **Service charge:** n/a

LOCATION



The property is situated on the nationally significant Brackmills Industrial Estate, to the South East of Northampton town centre. Brackmills Industrial Estate benefits from excellent road communications with the A45 dual carriageway adjoining the M1 Motorway at Junction 15 and the A14 at Junction 13. Northampton train station is located 3.8 miles to the North West and provides regular train services to London Euston Station with an average journey time of 1hr.

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