

GATEWAY 45

CROW LANE, NORTHAMPTON NN3 9BX

TO LET /
FOR SALE

UNIT 1
82,656 SQ FT
7,679 SQ M

UNIT 2
65,164 SQ FT
6,054 SQ M

NEW DISTRIBUTION
INDUSTRIAL UNITS

WWW.GATEWAY45NORTHAMPTON.CO.UK



TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®

CGI

LOCATION

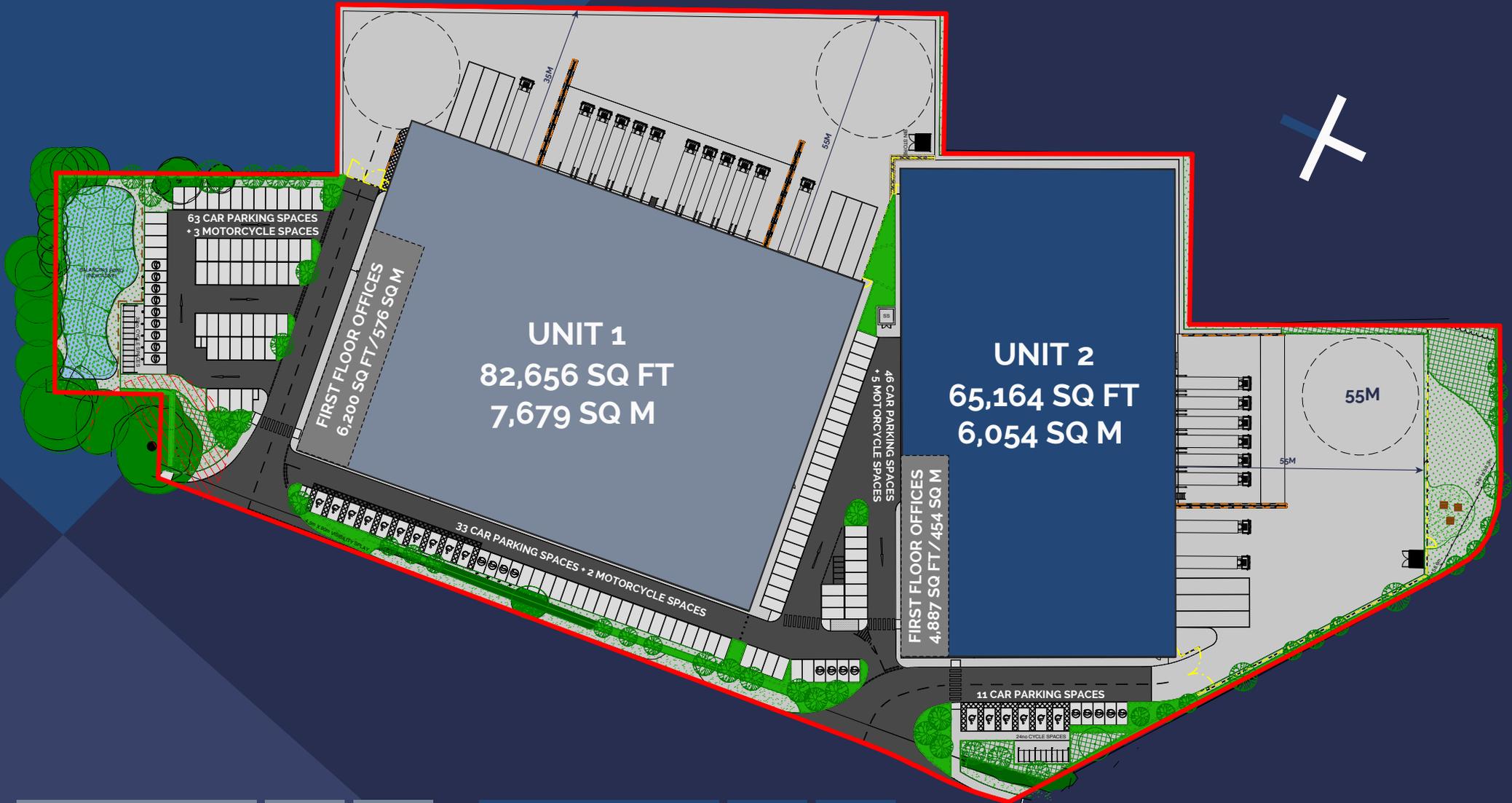


Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

The Crow Lane Industrial Estate is situated about 3 miles east of Northampton Town Centre adjacent to the A45 Expressway, which provides dual carriageway access to

Junction 15 of the M1 Motorway to the South and the A14 (A1/M1 Link) to the east. Crow Lane has been developed since the late 1980s as a manufacturing and distribution estate. Local occupiers include The Car Shop, Booker Cash & Carry and Royal Mail Distribution Centre. Gateway 45 is located at the junction to The Causeway.

ACCOMMODATION



UNIT 1	SQ FT	SQ M
WAREHOUSE	76,456	7,103
FIRST FLOOR OFFICES	6,200	576
TOTAL GIA	82,656	7,679

UNIT 2	SQ FT	SQ M
WAREHOUSE	60,277	5,600
FIRST FLOOR OFFICES	4,887	454
TOTAL GIA	65,164	6,054



UNIT 1 – 82,656 SQ FT



12M EAVES HEIGHT



10 DOCK LEVEL AND
2 SURFACE LEVEL
LOADING DOORS



96 CAR PARKING
SPACES INCLUDING 13
EV CHARGING SPACES



FIBRE CONNECTIVITY



50 kN FLOOR LOADING



SECURE SELF-CONTAINED
YARD WITH 55M DEPTH



FITTED FIRST FLOOR
OFFICE ACCOMMODATION



32 CYCLE SPACES



500 kVA / 0.5 MW
POWER SUPPLY



6 HGV TRAILER SPACES
AND 12 LOADING
DOOR SPACES



ANTICIPATED EPC A RATING



HIGH QUALITY
LANDSCAPED ENVIRONMENT



UNIT 2 – 65,164 SQ FT



12M EAVES HEIGHT



6 DOCK LEVEL AND
2 SURFACE LEVEL
LOADING DOORS



57 CAR PARKING SPACES
INCLUDING 9 EV
CHARGING SPACES



FIBRE CONNECTIVITY



50 KN FLOOR LOADING



SECURE SELF-CONTAINED
YARD WITH 55M DEPTH



FITTED FIRST FLOOR
OFFICE ACCOMMODATION



24 CYCLE SPACES



500 kVA / 0.5 MW
POWER SUPPLY



3 HGV TRAILER SPACES
AND 8 LOADING
DOOR SPACES



ANTICIPATED EPC A RATING



HIGH QUALITY
LANDSCAPED ENVIRONMENT

CGI

CONNECTIVITY



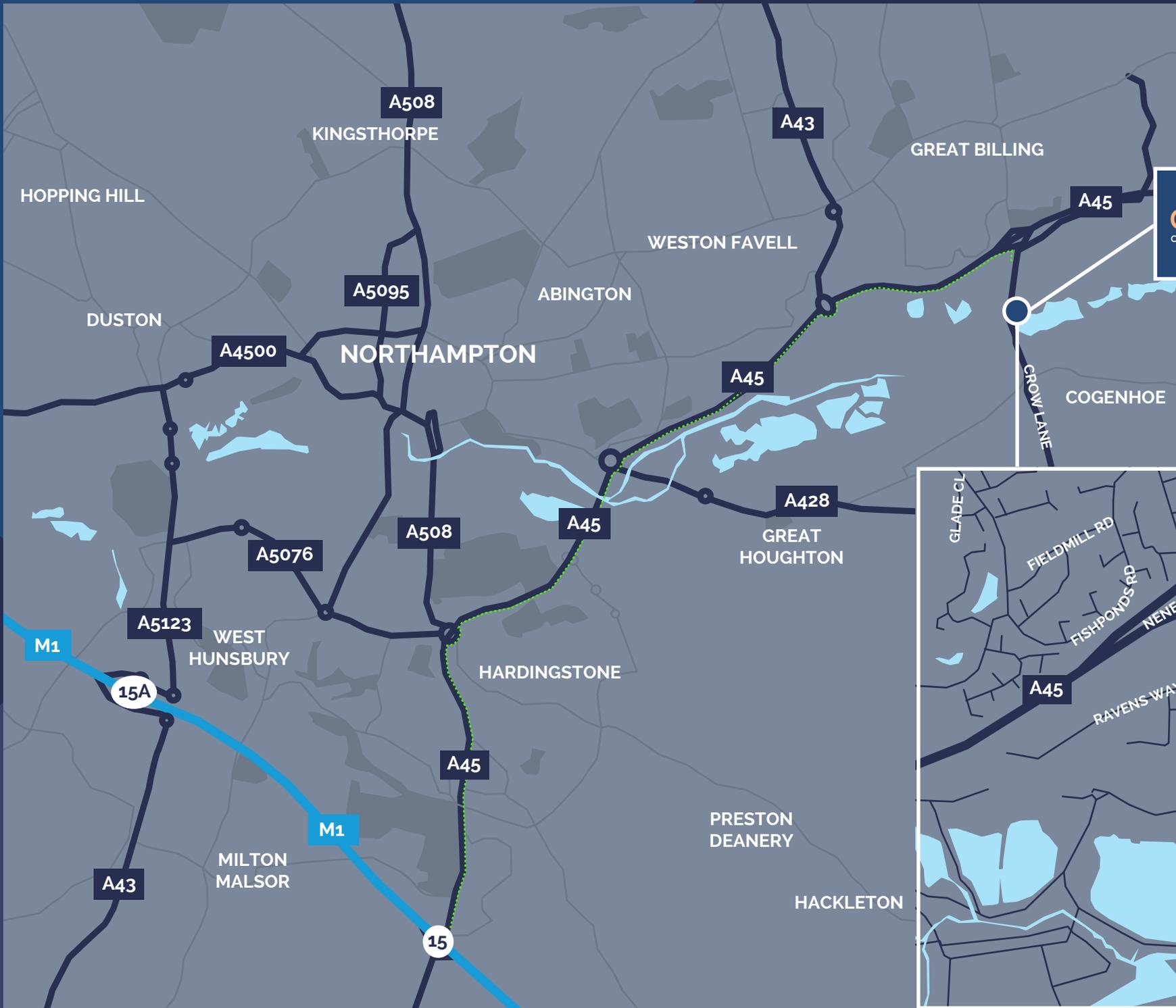
DRIVE TIMES

Northampton	5 mile	9 mins
Kettering	13 mile	22 mins
Milton Keynes	21 mile	25 mins
Rugby	26 mile	37 mins
Peterborough	37 mile	56 mins
Coventry	39 mile	46 mins
Cambridge	49 mile	1 hr
Birmingham	61 mile	1 hr
London	70 mile	1 hr 35 mins

Source: Google Maps



[VIEW LOCAL MAPS](#)



GATEWAY 45
CROW LANE, NORTHAMPTON NN3 9BX

[VIEW REGIONAL MAP](#)





GATEWAY 45

CROW LANE, NORTHAMPTON NN3 9BX



PLANNING

Planning application submitted for full unrestricted B1, B2 and B8 uses.

RENT

Please contact our retained agent for further information.

TENURE

The premises are available by way of a new lease, or alternatively a sale will be considered.

FURTHER INFORMATION

Please contact the retained agents:



NICHOLAS ROBERTS
nroberts@drakeandpartners.co.uk



EDWARD KENNERLEY
Edward.Kennerley@knightfrank.com

WWW.GATEWAY45NORTHAMPTON.CO.UK



IMPORTANT NOTICE Drake Commercial and Knight Frank give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated March 2022.