

# NORTHAMPTON 330

CROW LANE, NORTHAMPTON NN3 9BX



DETAILED  
PLANNING  
SUBMITTED

## NEW INDUSTRIAL/ LOGISTICS UNIT

328,776 SQ FT  
(30,544 SQ M)

AVAILABLE  
FREEHOLD OR LEASEHOLD



[WWW.NORTHAMPTON330.CO.UK](http://WWW.NORTHAMPTON330.CO.UK)

**TD TREBOR**  
DEVELOPMENTS

**HILLWOOD**  
A PEROT COMPANY®

# PERFECTLY LOCATED FOR BUSINESS

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 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 is a well established employment location with occupiers including, The Car Shop, Booker Cash & Carry, Royal Mail Distribution Centre, Synergy Retail Support and DX Delivery. Northampton 330 is located at the junction to The Causeway.

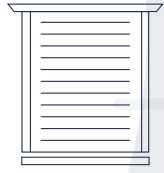


## DRIVE TIMES

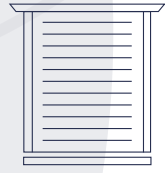
J15, M1	6.8 miles	7 mins
Northampton	5 miles	9 mins
J15A, M1	7.9 miles	11 mins
Kettering	13 miles	22 mins
Milton Keynes	21 miles	25 mins
Rugby	26 miles	37 mins
Coventry	39 miles	46 mins
Peterborough	37 miles	56 mins
Cambridge	49 miles	1 hr
Birmingham	61 miles	1 hr
London	70 miles	1 hr 35 mins



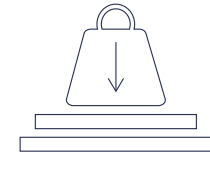
## SPECIFICATION



30 DOCK  
LEVEL DOORS



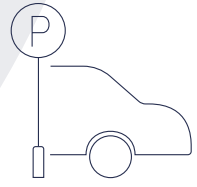
4 SURFACE  
LEVEL DOORS



50 KN/m<sup>2</sup>  
FLOOR LOADING



2 MVA  
POWER SUPPLY



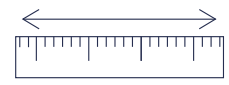
255 CAR  
PARKING SPACES



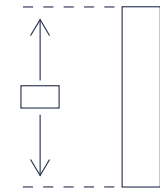
GRADE A OPEN  
PLAN FITTED FIRST  
AND SECOND  
FLOOR OFFICES



SECURE YARD  
WITH 31 HGV  
PARKING SPACES



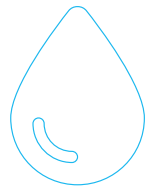
55M YARD  
DEPTH (MAX)



15M CLEAR  
INTERNAL HEIGHT



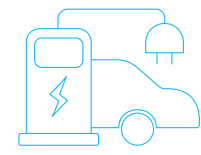
## ENHANCED SPECIFICATION



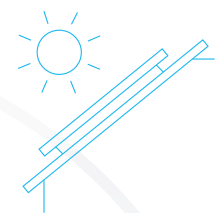
RAINWATER  
HARVESTING



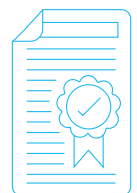
BREEAM  
"EXCELLENT"



EV CHARGING  
POINTS



ROOF PV  
PANELS



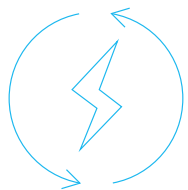
EPC "A" RATING



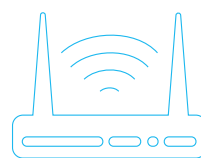
SUSTAINABLE  
MATERIALS



CYCLE  
SPACES



ENERGY EFFICIENT  
HEATING, COOLING,  
AND LIGHTING



FIBRE  
CONNECTIVITY



## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	301,693	28,028
OFFICES	23,896	2,220
TRANSPORT OFFICE	3,186	296
<b>TOTAL GIA</b>	<b>328,776</b>	<b>30,544</b>

# FURTHER INFORMATION

## PLANNING

Planning application submitted.

## RENT / PRICE

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease, or a freehold sale.

## CONTACT

Please contact the retained agents:



**NICHOLAS ROBERTS**  
07980 237 407  
nroberts@drakeandpartners.co.uk



**EDWARD KENNERLEY**  
07972 187 779  
edward.kennerley@knightfrank.com

**JAMES CLEMENTS**  
07436 165 015  
james.clements@knightfrank.com



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Designed by:  
Bazo Marketing  
0161 387 7252

