

To Be Refurbished

Prime Industrial / Warehouse Unit
To Let

194,139 sq ft

Immediately Available

Unit 200 Caswell Road, Brackmills,
Northampton, NN4 7PW



B R A C K M I L L S 2 0 0

A WELL ESTABLISHED DISTRIBUTION HUB



LETS TALK SPACE

Brackmills 200	SQ FT	SQ M
Warehouse	171,714.3	15,952.78
Mezzanine	3,397.3	315.62
GF & FF Offices	18,090.2	1,680.63
Gatehouse	577.6	53.66
Ele/Gas and Sprinkler Pump House	360.2	33.47
Total	194,139.6	18,036.16

PRIMED FOR LOGISTICS

Situated in the heart of Northamptonshire, Brackmills200 offers exceptional connectivity, with easy access to major transport routes, including the A45, A14 and M1, making it an ideal hub for logistics and distribution.

The unit benefits from the following features:



EPC available on request



17 Dock level loading doors



4 Level access doors



High quality fully fitted offices



10.2m Clear height



220 Car parking spaces



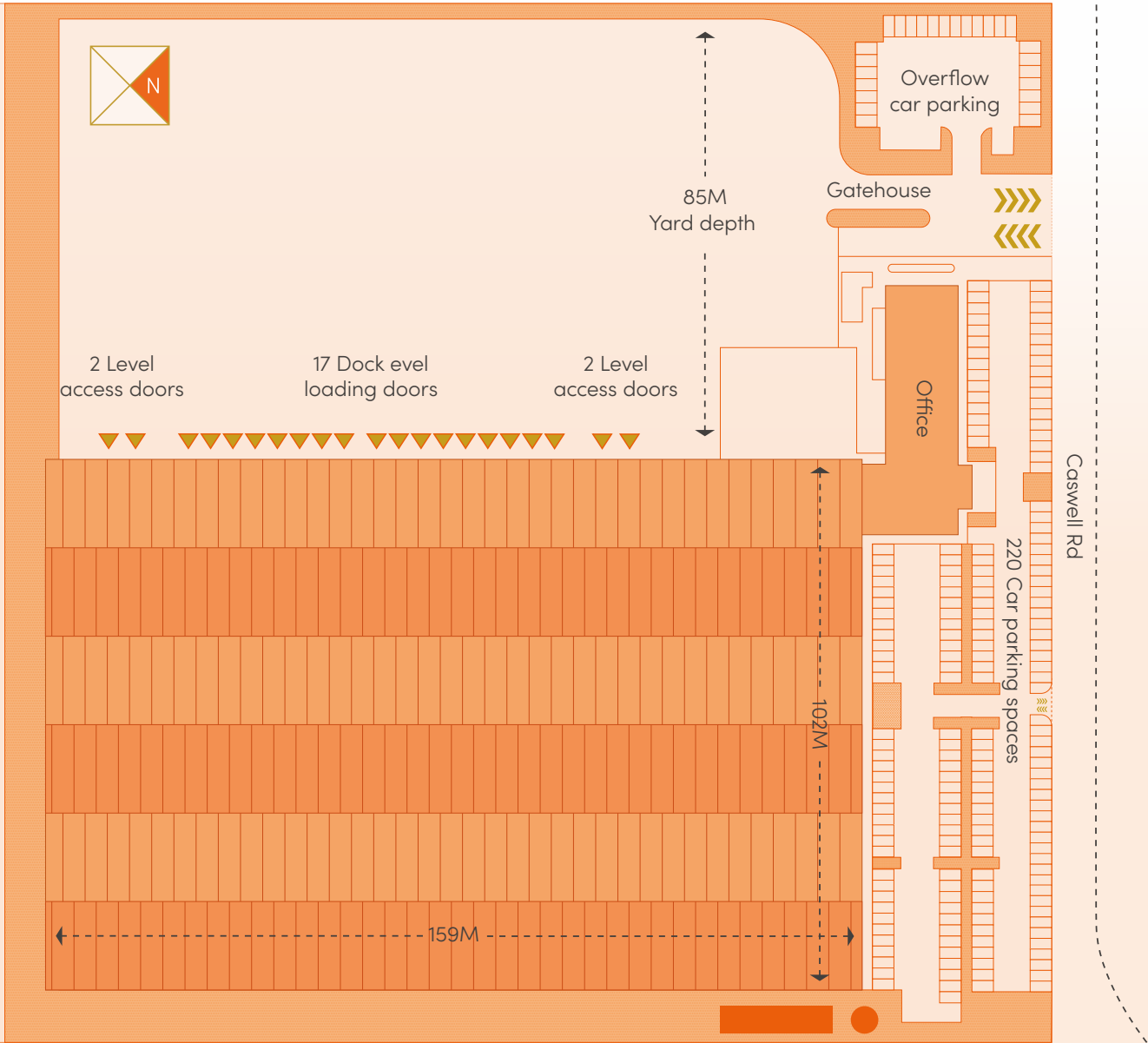
Suspended ceilings & raised floor



85m Yard depth



Sprinkler system



*Indicative image

A LOCATION THAT DOES THE WORK FOR YOU

Brackmills Industrial Estate is strategically located at the centre of England and lies immediately to the east of the M1 motorway, 67 miles to the north of London. Brackmills is situated adjacent to the A45, 5 miles from the M1 at Junction 15. Notable occupiers on the estate include: DHL, Black & Decker, Uniserve, Howdens and Travis Perkins.



Travel Times



M1 Junction 15
4 miles / 7 mins



Milton Keynes
19 miles / 25 mins



DIRFT
21 miles / 24 mins



Coventry
37 miles / 45 mins



M25 Junction 21
46 miles / 52 mins



Birmingham
59 miles / 1 hr 2 mins



London
67 miles / 1 hr 25 mins



East Coast Ports
123 miles / 2 hr 10 mins

LETS TALK NUMBERS



ONLY **2.7 MILES FROM NORTHAMPTON** TOWN CENTRE, WITH A WORKING POPULATION OF OVER **500,000 PEOPLE** **WITHIN A 30-MINUTE DRIVE.**



8.4% OF NORTHAMPTONSHIRE ARE **EMPLOYED IN THE LOGISTICS SECTOR**



THE AVERAGE **LOGISTICS SALARY** IN NORTHAMPTONSHIRE IS APPROXIMATELY **6.7% LOWER** THAN THE UK AVERAGE



BRACKMILLS200

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