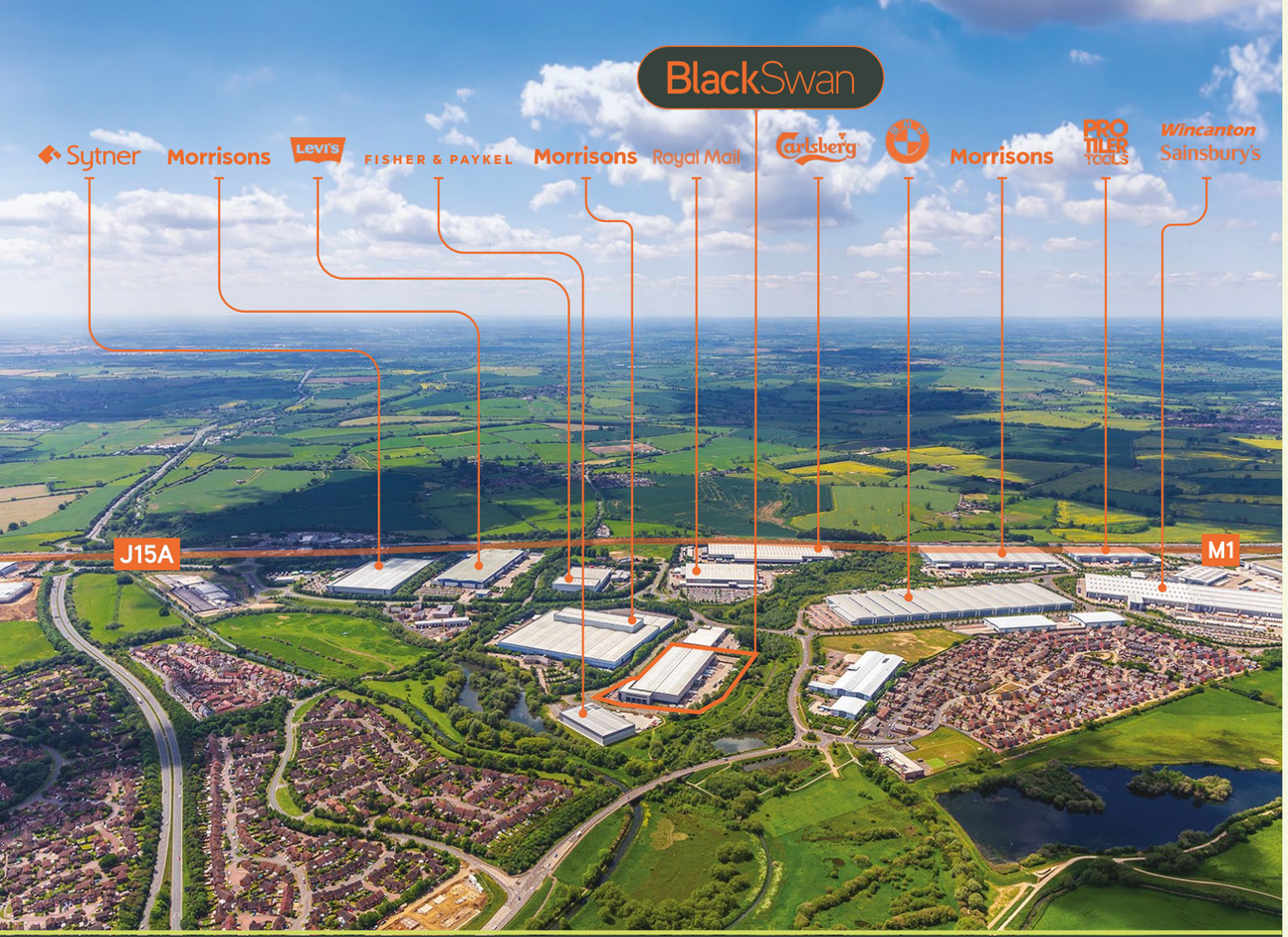
AVIVA INVESTORS

Fully Refurbished
Available Now

BlackSwan

191,114 Sq Ft (17,755 Sq M)
Modern Fitted Warehouse

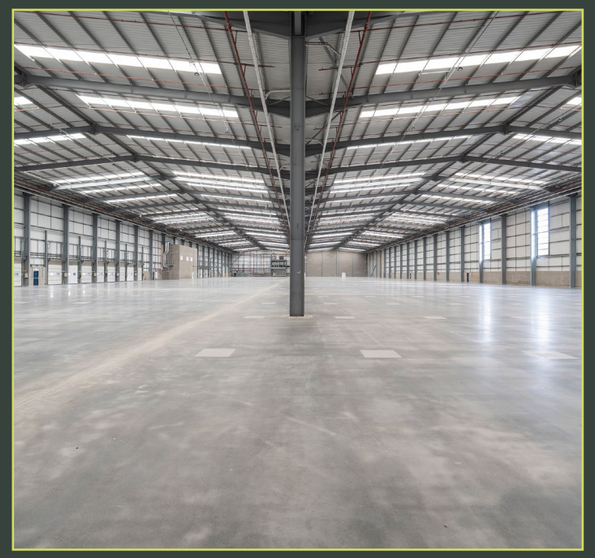
Cob Drive, Swan Valley,
Northampton, **NN4 9BB**



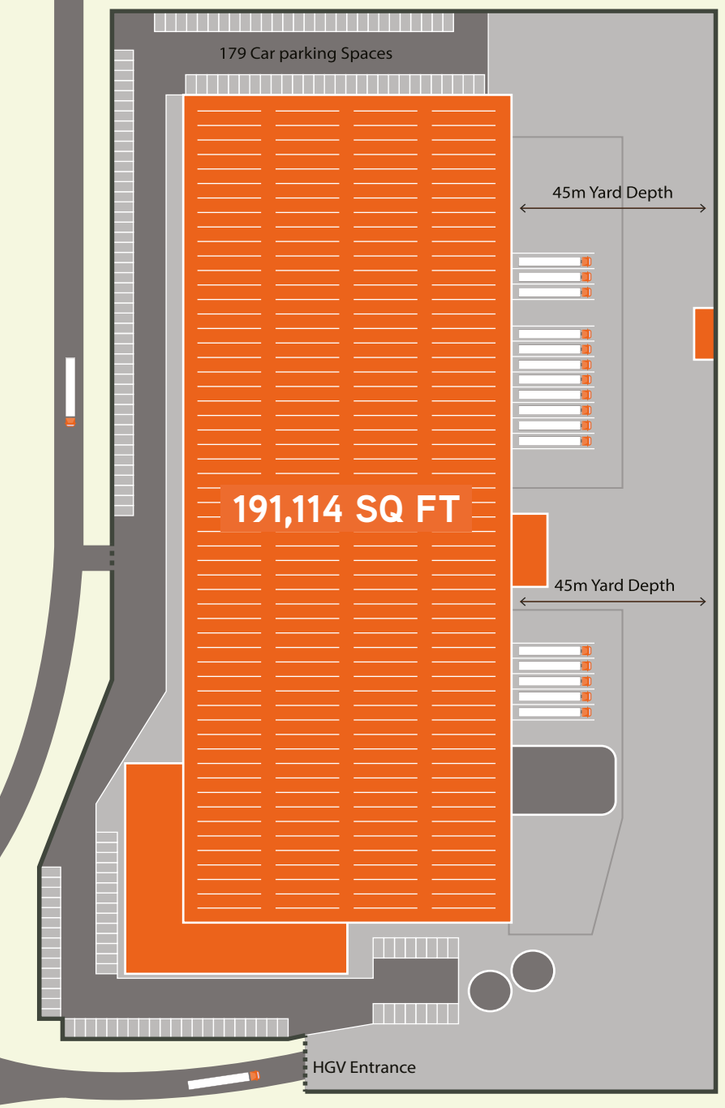
Perfect Proximity to the M1

Black Swan offers 191,114 Sq Ft of highly specified, fitted warehouse accommodation including prominent three storey offices.

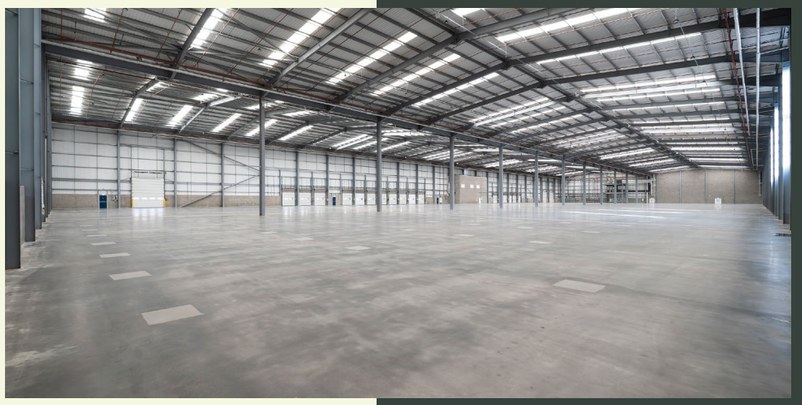
	Sq Ft	Sq M
Warehouse	154,603	14,363
Transport Office	3,993	371
Three Storey Office	31,474	2,924
Ancillary Storage	1,044	97
Total GIA	**191,114**	**17,755**

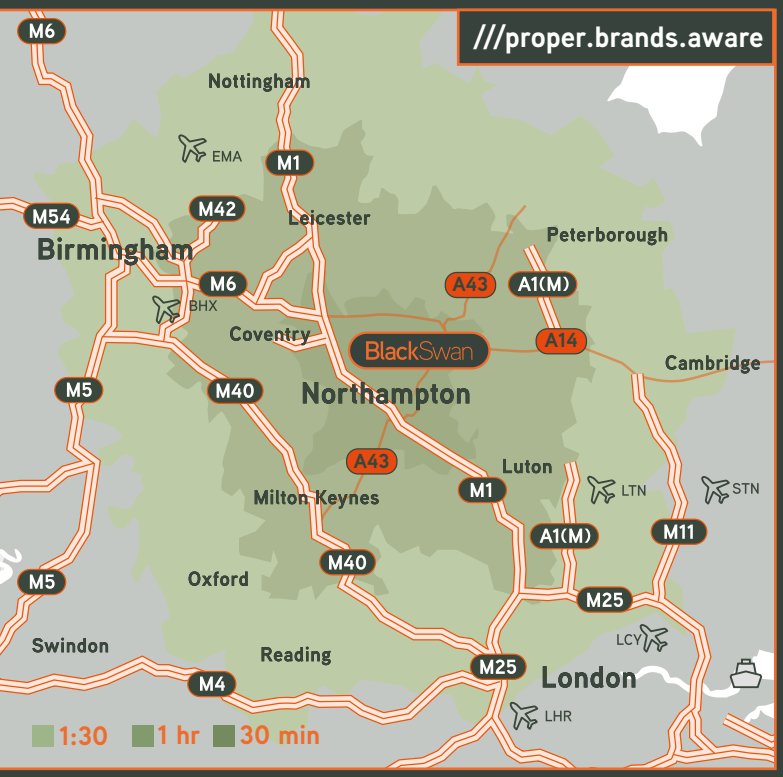


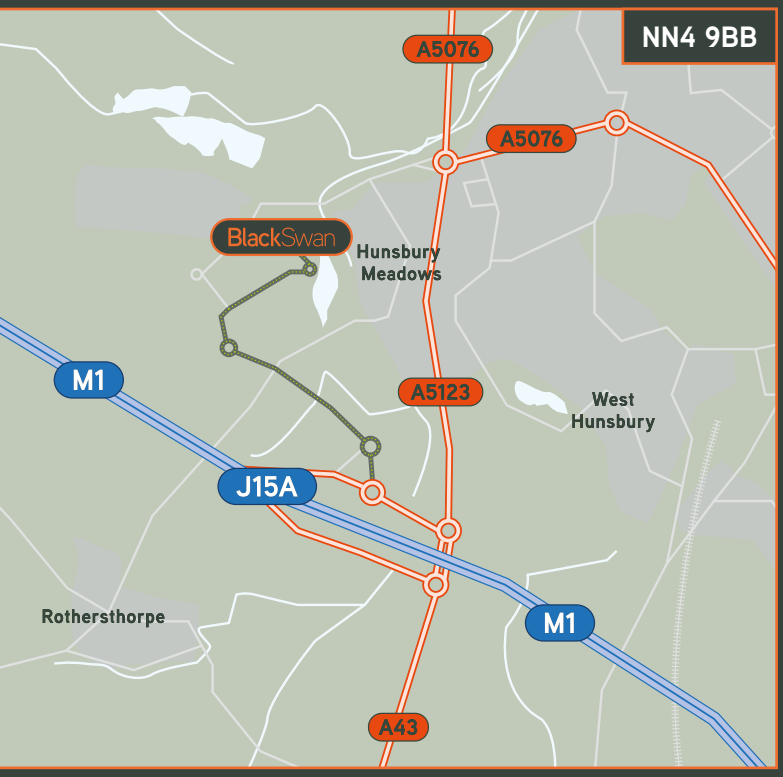
Highly Specified



- 12m Eaves Height
- 45m Yard Depth
- 17 Dock Doors
- 3 Level Access Doors
- 25 HGV Parking Spaces
- 50KN/M2 Floor Loading
- Sprinkler System
- LED Lighting
- Warehouse Welfare Facilities
- 179 Car Parking Spaces
- Fully Fitted Offices
- 12 Person Passenger Lift







Seamless Access

Swan Valley lies adjacent to Junction 15a of the M1 motorway which is one of the UK's most important distribution locations. The Swan Valley development comprises a total of 2.1 million sq ft and occupiers include Levi's, Carlsberg, Morrisons and Royal Mail. The adjacent Pineham development includes BMW and J Sainsbury as major occupiers.

Car	Miles	Minutes
M1 J15A	0.5	2
Northampton	4	12
Coventry	32	40
Birmingham	53	55
London	67.5	1 hr 20
Bristol	110	2 hrs
Leeds	131	2 hrs 10
Manchester	135	2 hrs 20

Airports	Miles	Minutes
Luton	38	43
Birmingham Int.	47	50
East Midlands	51	51

Ports		
London Gateway	92	1 hr 40
Southampton	107	1 hr 50
Felixstowe	125	2 hrs 21
Dover	149	2 hrs 30

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