

G-PARK NORTHAMPTON



Three speculative and **one build to suit** distribution/logistics warehouses **from 50,350 to 155,227sq ft**



On Site Now - Available Q1 2019

G-PARK NORTHAMPTON

MOULTON PARK M1/J15, A43 & A14

G-Park Northampton sits in a prime location within Moulton Park, just north of the town and within 10 miles of J15 of the M1, via dual carriageway.

The scheme will comprise three speculatively built and one build-to-suit logistics warehouses ranging in size from 50,350 sq ft to 155,227 sq ft. Grade 'A' rated, the highly specified buildings will target BREEAM very good and be suitable for a range of occupiers including last mile logistics, 3PLs, retail/FMCG and manufacturers.

Moulton Park is one of the most successful industrial estates in Northamptonshire and is already home to a wide range of regional and national businesses. Occupiers continue to be attracted by the areas' exceptional transport links, access to national markets and suitably skilled workforce.



Computer generated image of unit 4



Computer generated image of units 1 and 2



Strategic location

Location

Strategically located on the M1 midway between London and Birmingham



High spec

High Spec

Highly specified, flexible design built for logistics



Strong labour pool

Labour pool

As one of the UK's major logistics locations, Northampton boasts a large and suitably skilled labour force



Leading occupiers

Home of leading occupiers

Moulton Park is home to both local and national occupiers, including Greencore, Great Bear and UPS



Public transport

Public transport

The number 7 bus service travels regularly throughout the day between Grange Park, the town centre and Moulton Park

G-PARK NORTHAMPTON

GRADE A SPECIFICATION WITHIN THE 'GOLDEN TRIANGLE'

G-Park Northampton is a key location within the distribution 'Golden Triangle' - the biggest concentration of major logistics and distribution operations in Europe. It's also equidistant between two of the country's biggest conurbations, just 66 miles north of central London and 55 miles south east of Birmingham.

90 per cent of England and Wales is accessed within a four hour drive time.



G-PARK NORTHAMPTON

REASONS TO BE HERE

Location

Northampton is one of the most established locations within the logistics 'Golden Triangle' and arguably in the UK. It is very close to the north/south routes of the M1 and M40 and within easy reach of the M6/A14 providing East West links. This puts 90% of the population of England and Wales within a four hour HGV drive. The A14 provides a direct connection to the deep-water port of Felixstowe. Southampton is as easy to reach and the Port of Liverpool is only a three hour HGV drive away. There are five international airports within two hours drive and the major rail freight terminals of DIRFT and Hams Hall can be reached in 40 minutes and 1.5 hours respectively.



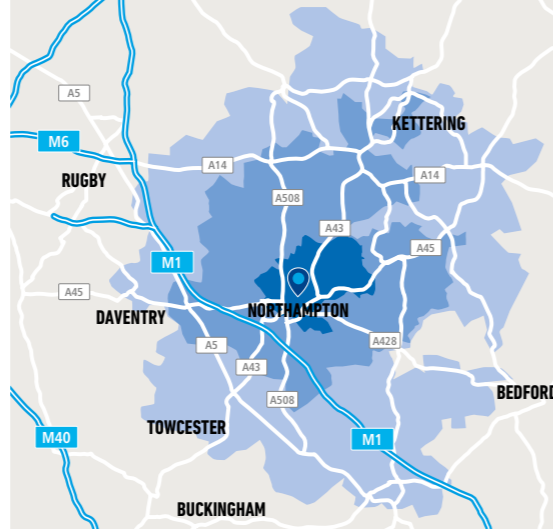
24h access



Strong labour pool

Workforce

Northampton boasts a large and suitably skilled logistics labour force. Over the last 15 years logistics employment in Northamptonshire has increased by 50.9%. The whole of Northamptonshire can be reached within a 40 minute drive-to-work time of G-Park Northampton.



Drive to work times

- 15 minutes
- 30 minutes
- 45 minutes



Population within a 45 minute drive of the site

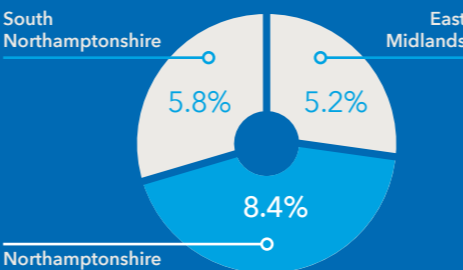


OVER 750,000

Source: www.drivetime.com



Logistics sector contribution to total GVA



NN3 6WD



HGV drive times

- 2 hours
- 3 hours
- 4 hours



SITE PLAN & SPEC

UNITS 1-3 UNDER CONSTRUCTION AVAILABLE Q1 2019



SITE SPEC

TOTAL
SQ FT
429,375

TOTAL
SQ M
39,890



UNIT 1 - SPEC BUILD

Warehouse	45,850 SQ FT	4,260 SQ M
First floor 4offices	4,500 SQ FT	418 SQ M
TOTAL GIA	50,350 SQ FT	4,678 SQ M

HGV parking	2	Dock doors	5
Car parking	36	Level access	1
Clear height	10		

UNIT 2 - SPEC BUILD

Warehouse	83,100 SQ FT	7,720 SQ M
2 storey office	8,000 SQ FT	743 SQ M
TOTAL GIA	91,100 SQ FT	8,463 SQ M

HGV parking	8	Dock doors	10
Car parking	68	Level access	2
Clear height	15		

UNIT 3 - SPEC BUILD

Warehouse	144,873 SQ FT	13,459 SQ M
2 storey office	10,054 SQ FT	934 SQ M
Gatehouse	300 SQ FT	28 SQ M
TOTAL GIA	155,227 SQ FT	14,421 SQ M

HGV parking	27	Dock doors	15
Car parking	120	Level access	2
Clear height	15		

UNIT 4 - BUILD TO SUIT

Warehouse	123,140 SQ FT	11,440 SQ M
Offices (2 storey)	9,558 SQ FT	888 SQ M
TOTAL GIA	132,698 SQ FT	12,328 SQ M

HGV parking	21	Dock doors	12
Car parking	124	Level access	1
Clear height	15		

SITE PLAN



G-PARK NORTHAMPTON

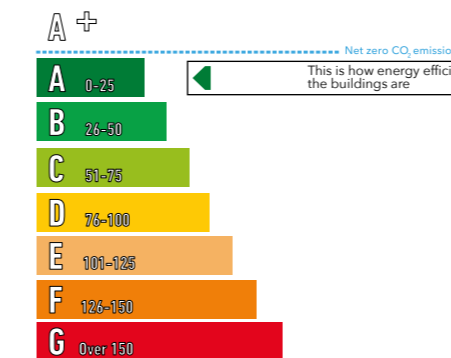
OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

BREEAM[®] UK

BREEAM UK New Construction 2017:
Industrial (Shell and Core)



Rating: Very Good



Energy usage

Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption.



Water usage

Reducing water usage
Rainwater harvesting for use in toilet flushing and other non-potable applications.



Recycling performance

Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Cost effective

Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Optimising natural light

Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Exceeding regulations

Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.

ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime landbank which allows for the development of an additional 16 million square feet.

Gazeley is wholly owned by GLP, the leading global provider of modern logistics facilities.



**17 million sq ft
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**



G-PARK NORTHAMPTON

LOCATION AND TRAVEL DISTANCES

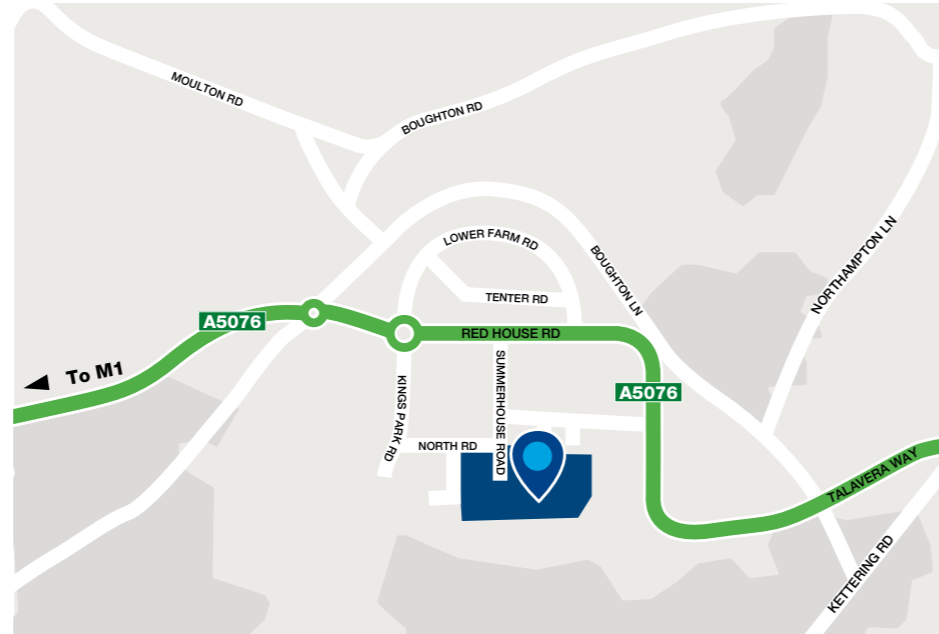


NN3 6WD



Strategic location

G-Park Northampton, Summerhouse Road
Moulton Park Industrial Estate, Northampton NN3 6WD

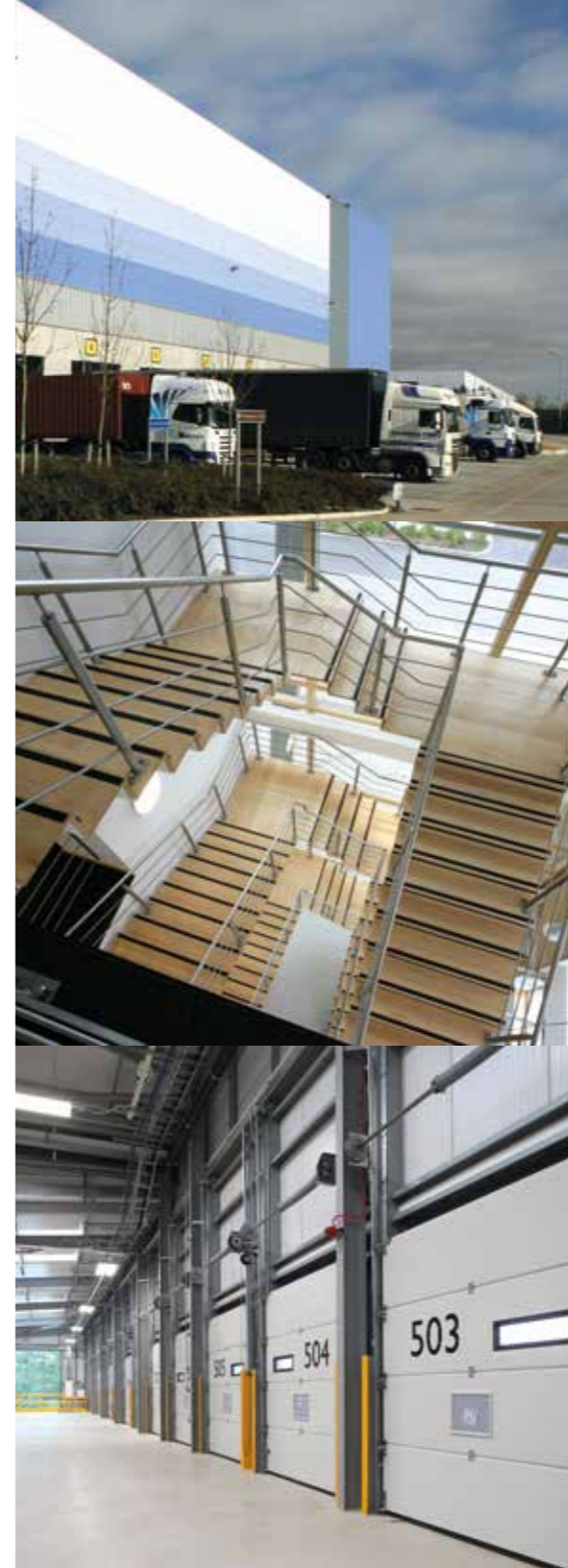


HGV DRIVE TIMES

Source: freightjourneyplanner.co.uk

Destination	Miles	Drive time
M1 J15	9	23 mins
A14 J8	11	36 mins
M1/M6	20	46 mins
M1/M25	51.5	1 hr 39 mins

Destination	Miles	Drive time
DIRFT	26	54 mins
East Midlands Airport	56	1 hr 44 mins
Birmingham	55	1 hr 52 mins
London	66	2 hrs 42 mins
Sheffield	107	3 hrs 12 mins
Felixstowe	123	3 hrs 41 mins
Manchester	138	4 hrs 15 mins



CONTACTS

If you would like any further information on the building, or to arrange a meeting, please email or call:

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