



ON SITE NOW

PANATTONI PARK NORTHAMPTON

M1/J16 | WEEDON ROAD | NORTHAMPTON | NN7 4DE

INDUSTRIAL/WAREHOUSE UNITS

1.6 million sq ft

TO LET/FOR SALE AVAILABLE Q4 2019

- Build-to-suit and speculative buildings
- Direct access to M1 Junction 16
- Clear height up to 18m
- Three speculatively built units available Q4 2019

www.ppnorthampton.com

INDICATIVE IMAGE

PANATTONI

PANATTONI PARK NORTHAMPTON

BUILD-TO-SUIT OPPORTUNITY

NORTHAMPTON **260**

BUILD-TO-SUIT OPPORTUNITY

NORTHAMPTON **780**

M1

J16

A4500

Panattoni Park Northampton located at J16 M1 offers direct access to the East and West Midlands, as well as offering a readily available workforce.

SPECULATIVE BUILD
NORTHAMPTON **93**

SPECULATIVE BUILD
NORTHAMPTON **310**

SPECULATIVE BUILD
NORTHAMPTON **222**

NORTHAMPTON

A4500

A4500

M1

Indicative image

PANATTONI PARK NORTHAMPTON



INDUSTRIAL/WAREHOUSE UNITS

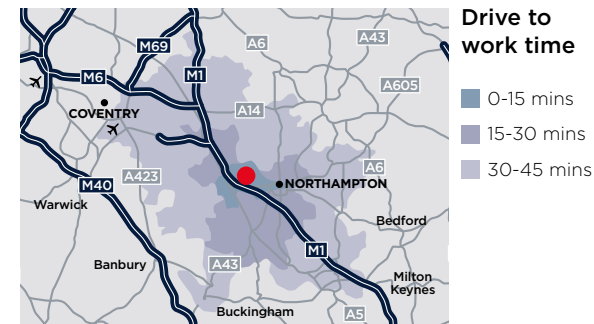
DEMOGRAPHICS

Panattoni Park Northampton offers easy access to the East and West Midlands, as well as offering a readily available workforce. The proportion of the workforce employed in logistics in Northamptonshire is twice the national average, giving Panattoni Park Northampton a very large, suitably skilled labour pool right on its doorstep.

Logistics workforce

over
45,000
people work
in logistics in
Northamptonshire

Source: Northamptonshire Logistics Forum



Source: www.drivetimemaps.co.uk

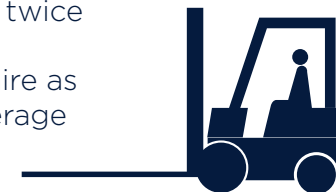
Available labour force

nearly
715,000
people of working
age within a 45
minute drive to
work time

Source: www.drivetimemaps.co.uk

Employee jobs

The logistics and transport sector provides twice as many jobs in Northamptonshire as the national average



75%
of the UK's
population
is within a
two-hour
drive



Source: Northamptonshire Logistics Forum



Panattoni Park Northampton offers over 1.6 million sq ft of state-of-the-art logistics and industrial space immediately adjacent to Junction 16 of the M1.

PANATTONI

Panattoni is the world's leading privately owned industrial developer with 26 offices across the United States, Canada and Europe having developed over 320 million sq ft. In the UK, Panattoni is the largest speculative developer with over 3 million sq ft of development underway.

Panattoni has a track record of build to suits which we are justly proud of, but we have our eye firmly fixed on the future. Overall, our aim is to provide customers with the quality of product on which their business can depend. This is achieved through our continual investment in engineering improvement and employing a 'best in class' supply chain, supported through our experienced management team.

Panattoni projects are characterised by **innovation, flexibility, speed and convenience.** Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.



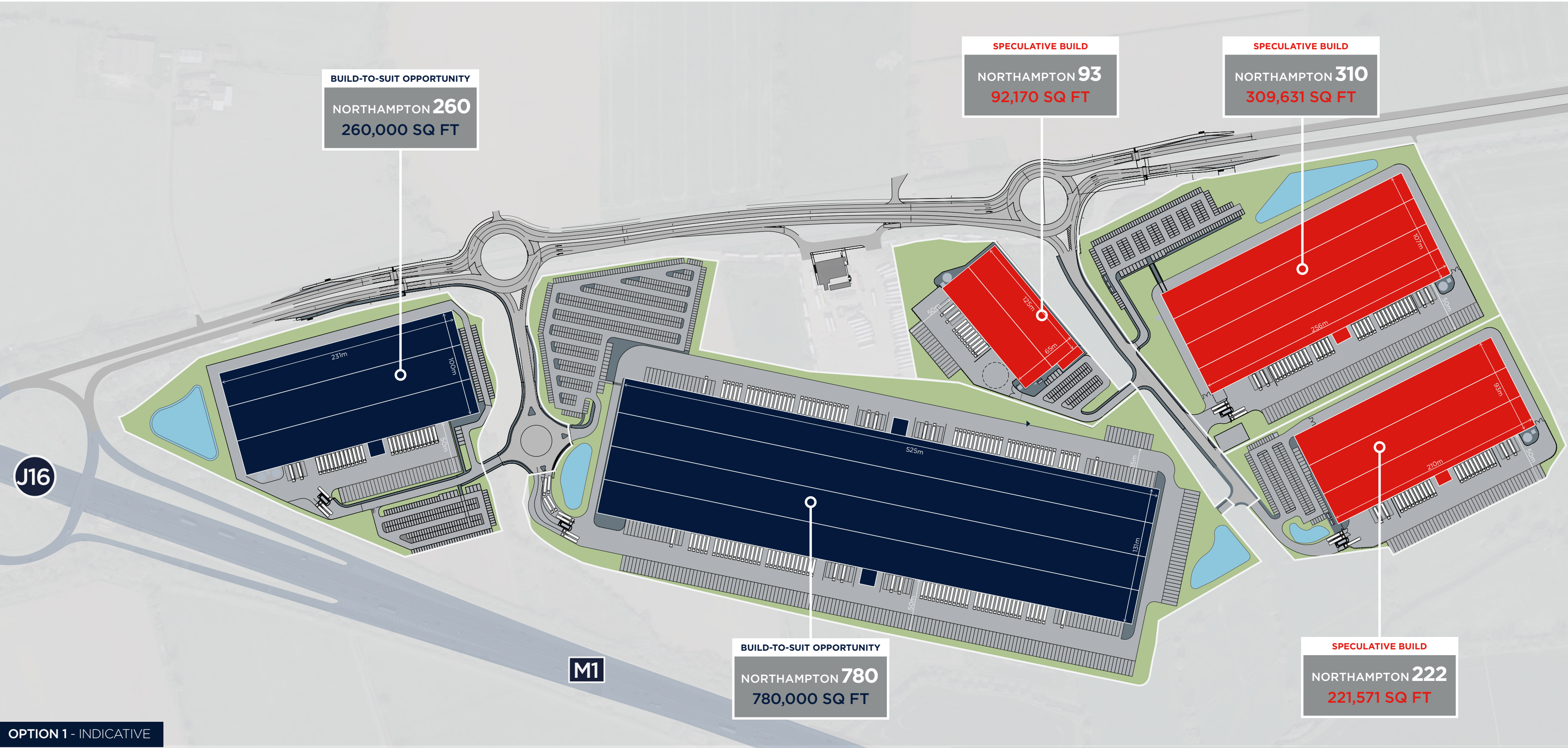
GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



ALL STEELWORK IS PRE-FINISHED WITH A FACTORY APPLIED TWO PART EPOXY COATING

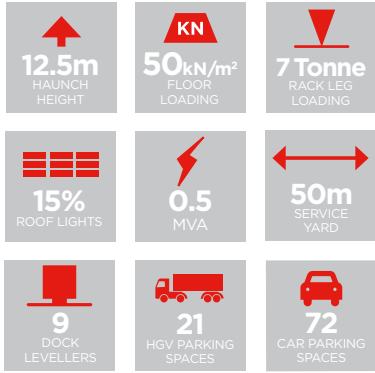


SPECULATIVE BUILDINGS

(UNDER CONSTRUCTION AVAILABLE Q4 2019)

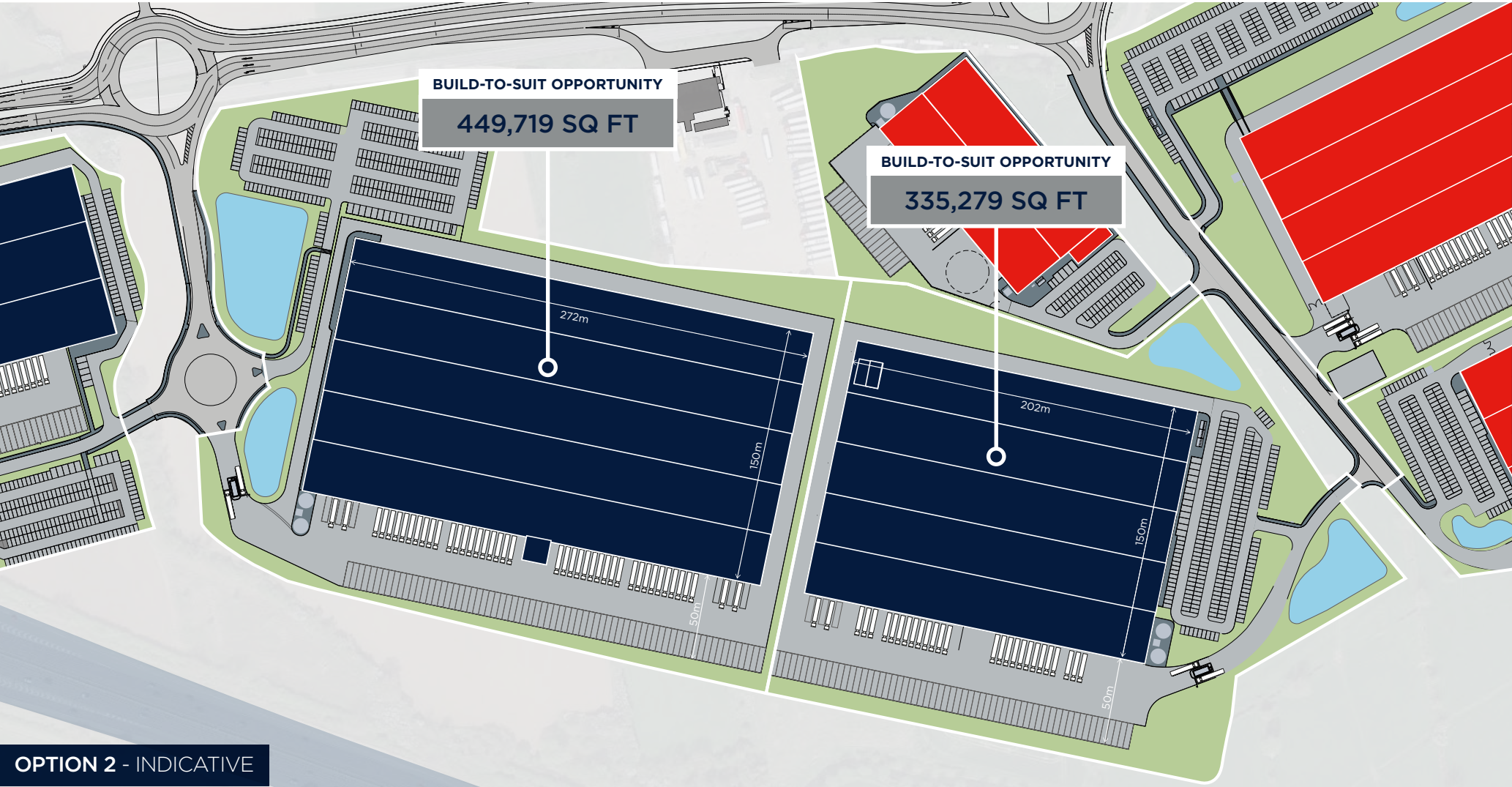
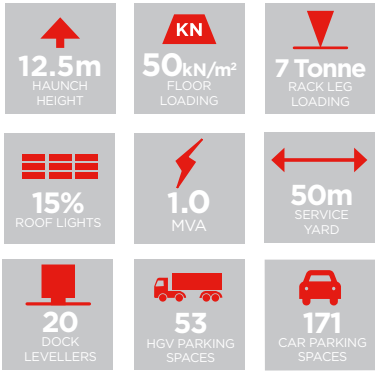
NORTHAMPTON 93

| | | |
|--------------------|---------------------|-------------------|
| Warehouse | 87,170 sq ft | 8,098 sq m |
| Two storey offices | 5,000 sq ft | 464 sq m |
| TOTAL | 92,170 sq ft | 8,562 sq m |



NORTHAMPTON 222

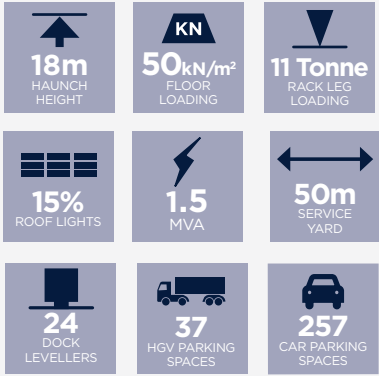
| | | |
|---------------------|----------------------|--------------------|
| Warehouse | 211,292 sq ft | 19,630 sq m |
| First floor offices | 6,000 sq ft | 557 sq m |
| Hub office | 4,000 sq ft | 372 sq m |
| Gatehouse | 279 sq ft | 26 sq m |
| TOTAL | 221,571 sq ft | 20,585 sq m |



BUILD-TO-SUIT UNITS

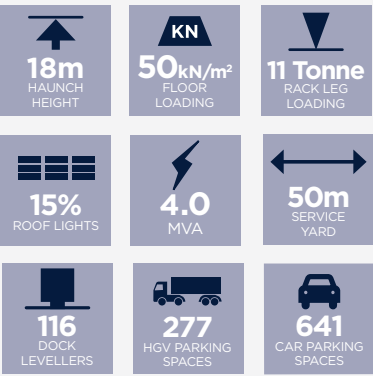
NORTHAMPTON 260

| | | |
|---------------------|----------------------|--------------------|
| Warehouse | 249,450 sq ft | 23,175 sq m |
| First floor offices | 7,000 sq ft | 650 sq m |
| Hub office | 4,000 sq ft | 371 sq m |
| Gatehouse | 279 sq ft | 26 sq m |
| TOTAL | 260,729 sq ft | 24,222 sq m |



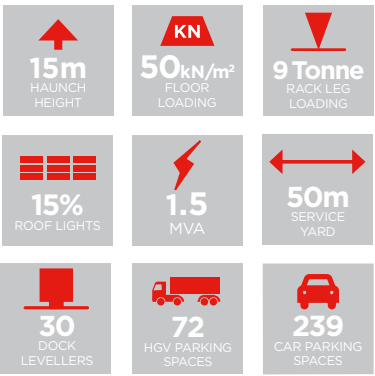
NORTHAMPTON 780

| | | |
|----------------------|----------------------|--------------------|
| Warehouse | 740,410 sq ft | 68,786 sq m |
| Three storey offices | 28,000 sq ft | 2,601 sq m |
| Hub offices | 10,000 sq ft | 929 sq m |
| Gatehouse | 375 sq ft | 35 sq m |
| TOTAL | 778,785 sq ft | 72,351 sq m |



NORTHAMPTON 310

| | | |
|--------------------|----------------------|--------------------|
| Warehouse | 293,352 sq ft | 27,253 sq m |
| Two storey offices | 12,000 sq ft | 1,115 sq m |
| Hub office | 4,000 sq ft | 371 sq m |
| Gatehouse | 279 sq ft | 26 sq m |
| TOTAL | 309,631 sq ft | 28,765 sq m |



Built to BREEAM rating of 'Very Good'
EPC rating of 'A'

A 0-25



The map shows a red polygon representing the site, located south of the A45 and A4500 junction, east of the M1 motorway, and south of Weedon Rd. The site is bounded by the M1 to the south and east, and Weedon Rd to the north. The A45 and A4500 roads are to the west and north of the site, and the M1 is to the south and east.

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