

A NEW PRIME LOGISTICS DEVELOPMENT AVAILABLE NOW



BRACKMILLS, NORTHAMPTON NN4 7LZ





OVERVIEW

PRIME LOGISTICS UNIT 197,216 SQ FT

EXCELLENT ACCESS TO THE M1 & NATIONAL MOTORWAY NETWORK

YARD AND LOADING DOORS ON TWO ELEVATIONS

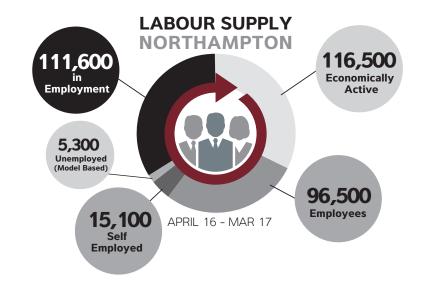
15 METRE CLEAR HEIGHT



KEY DEMOGRAPHICS

TOTAL POPULATION NORTHAMPTON 225,500

Males: 111,800 Females: 113,700







SUSTAINABILITY

Warehouse

Hub Office

Total

The building has an EPC rating of 'B' and a BREEAM rating of 'Excellent'.

WAREHOUSE

- 15m minimum clear height
- Floor loading 50kN / sq m
- 22 dock level doors
- 4 level access doors

OFFICE

- First floor offices
- Raised floors
- Air conditioning
- LED lighting

EXTERNAL

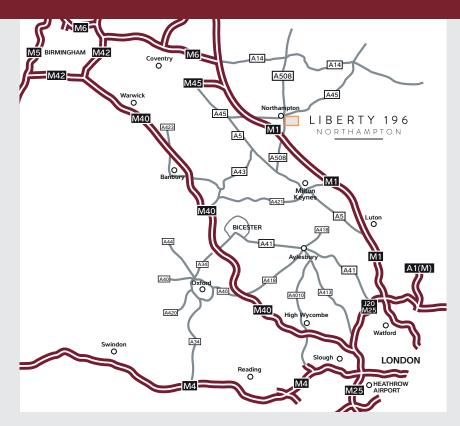
- Yard areas on two elevations, maximum depth 50 metres
- 152 car parking spaces
- 34 HGV parking spaces
- Hub office





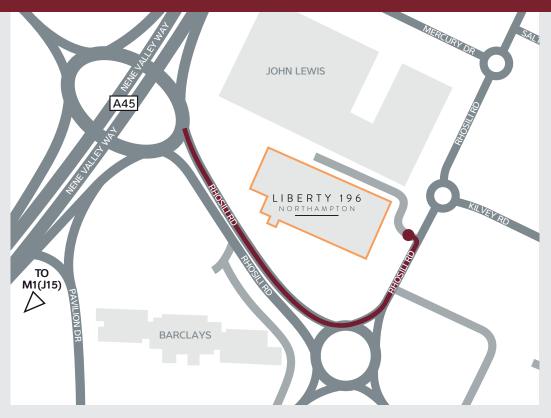








Liberty 196 is situated on the established Brackmills Industrial Estate, which is home to companies such as DHL, Great Bear, Howdens, Wickes and Asda. Brackmills benefits from excellent communication links, with the A45 dual carriageway providing direct access to the M1 J15 and the A14 J13. Liberty 196 has the additional benefit of being situated at the gateway to the estate and is visible from the A45.



DRIVE TIMES

HGV distances from Liberty 196 Northampton:

M1 J15	3.4 miles	5 mins
DIRFT, Daventry	21 miles	29 mins
M6 Interchange	22 miles	33 mins
Coventry	35 miles	46 mins
M25	45 miles	47 mins
Birmingham	58 miles	1 hr 3 mins
Felixstowe Port	122 miles	2 hr 18 mins



A DEVELOPMENT BY







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FOR FURTHER INFORMATION CALL OUR JOINT AGENTS:

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