

NORTHAMPTON 120

1 GAMBREL ROAD, NORTHAMPTON NN5 5BB

AVAILABLE TO LET

120,276 SQ FT (11,169 SQ M)



TO BE REFURBISHED



JUNCTION 15A M1
2 miles / 5 mins

A4500

halfords

Wickes



EDMUNSON ELECTRICAL



A4500

NORTHAMPTON TOWN CENTRE
2 miles / 5 mins

Rexel
ELECTRICAL SUPPLIES

DULUX DECORATOR
CENTRE

M&S

next



Sainsbury's

POTENTIAL EXPANSION

MAN TRUCK & BUS

FORMULA ONE
AUTOCENTRES

LOCATION

The facility at 1 Gambrel Road is located within the well-established Lodge Farm Industrial Estate in Northampton – a recognised hub for logistics, warehousing, and manufacturing.

The estate benefits from excellent transport links, making it ideally suited for distribution and supply chain operations.

DESCRIPTION

This well-specified detached warehouse unit extends to approximately 120,276 sq ft, offering generous clear internal heights with 7.6M to the underside of eaves and a flexible layout suited to distribution, logistics, or industrial operations.

Set on a fully secure site of 6.59 acres. The site is broadly level and includes ample yard space and parking.

The property benefits from B8 planning use, with excellent potential for continued logistics or warehousing use. It currently holds an EPC rating of C (70), valid until March 2029.

Previously used as a national distribution centre, the unit offers strong credentials for occupiers seeking scale, connectivity, and operational efficiency in a proven logistics location.

ROAD ACCESS

Lodge Farm Industrial Estate enjoys superb connectivity via the A428, A5123, and A4500, offering direct access to Junctions 15A and 16 of the M1 motorway. This prime location enables efficient access to the Midlands, South East, and national road network.

PUBLIC TRANSPORT

Northampton town centre lies just 2 miles away, offering a full range of amenities and mainline rail services. The estate is well served by local bus routes, while Northampton Train Station – located approximately 1.5 miles from the property – provides frequent services via West Midlands Railway with direct trains to Milton Keynes within 16 minutes and London Euston within 59 minutes.



ACCOMMODATION

DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
Warehouse	104,531	9,707
Offices (2 storey)	14,152	1,314
Plant Room	1,593	148
Total	120,276	11,169

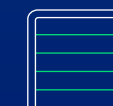
KEY FEATURES



Eaves height (clear) of 7.6M, rising to 10M at the apex



6 Dock Level Access Loading Doors



3 Ground Loading Doors



82 Car Parking Spaces



14,146 sq ft Two Storey Office Accommodation



Fully Secure, Self-Contained Site on 6.59 Acres



EPC C (70)



DRIVE TIMES

Ideally positioned for national distribution, the unit provides rapid access to major transport links and strategic logistics locations across the UK.

Approximate drive times from the property:

M1 (JUNCTION 15A) | 2 MILES / 5 MINS

NORTHAMPTON TOWN CENTRE | 2.5 MILES / 10 MINS

DAVENTRY INTERNATIONAL RAIL FREIGHT TERMINAL (DIRFT) | 15 MILES / 20 MINS

MILTON KEYNES | 20 MILES / 30 MINS

LUTON AIRPORT | 40 MILES / 55 MINS

BIRMINGHAM | 50 MILES / 1 HOUR

CENTRAL LONDON (M25 J21) | 60 MILES / 1 HOUR 15 MINS

TENURE

Northampton 120 is available by way of a new lease with terms to be agreed.

BUSINESS RATES

The Rateable Value set by the Valuation Office Agency as of 1 April 2023 is £497,500 per annum, before adjusting for Uniform Business Rates.

QUOTING TERMS

Available upon application.

CONTACTS

For further information, please contact:

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