

INDICATIVE CGI

LIBERTY 196

NORTHAMPTON



A NEW PRIME LOGISTICS DEVELOPMENT
196,000 SQ FT



LIBERTY
PROPERTY
TRUST

BRACKMILLS, NORTHAMPTON NN4 7JE

www.liberty196.com

EQUATION.
PROPERTIES

OVERVIEW

PRIME LOGISTICS UNIT
196,000 SQ FT

EXCELLENT ACCESS TO THE M1 &
NATIONAL MOTORWAY NETWORK

YARD AND LOADING DOORS
ON TWO ELEVATIONS

15 METRE CLEAR HEIGHT
AVAILABLE Q3 2018



MASTERPLAN

OPPORTUNITY

New 196,000 sq ft distribution unit strategically located at the entrance to Brackmills Industrial Estate. Available for fit out Summer 2018

ACCOMMODATION

All areas are approx. gross internal

Unit 1	SQ FT
Warehouse	176,129
Warehouse Office	15,470
Hub Office	4,401
Total	196,000

SPECIFICATION

WAREHOUSE

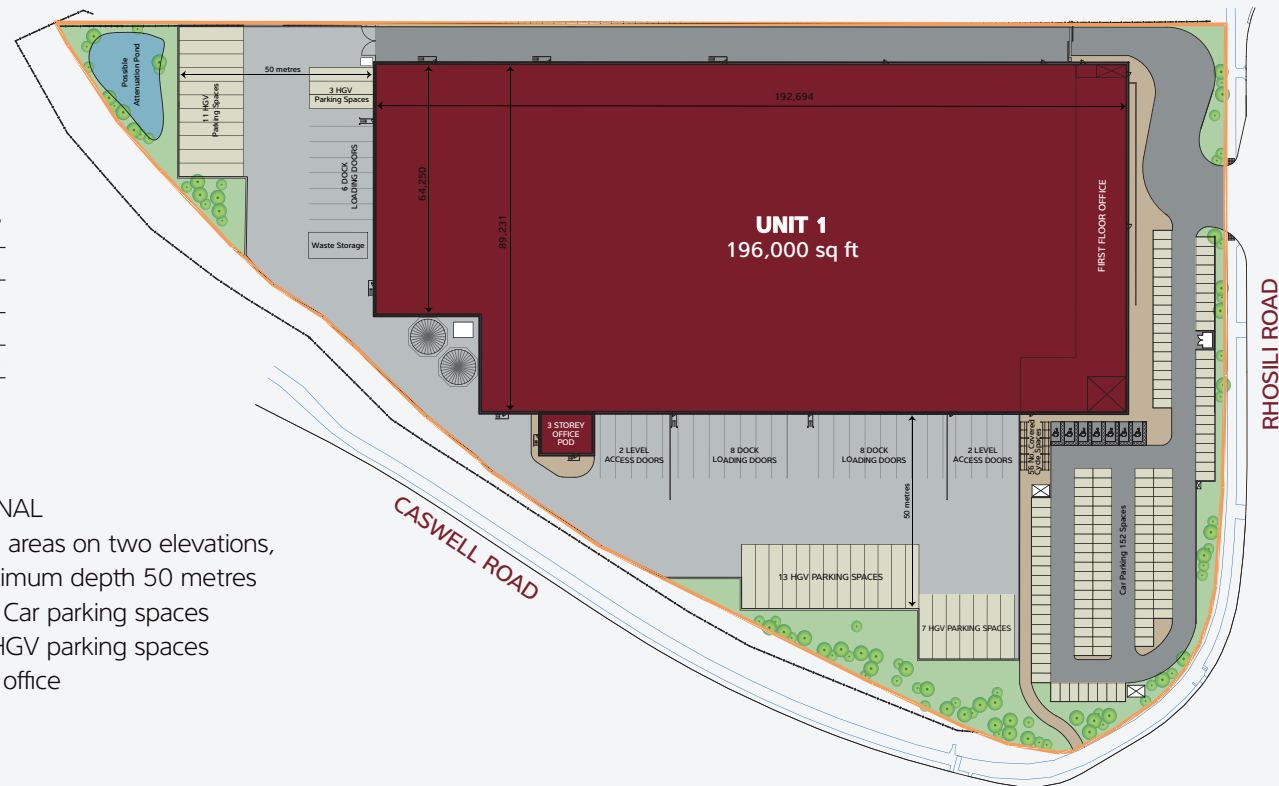
- 15m minimum clear height
- Floor loading 50kN / sq m
- 22 dock level doors
- 4 surface level doors

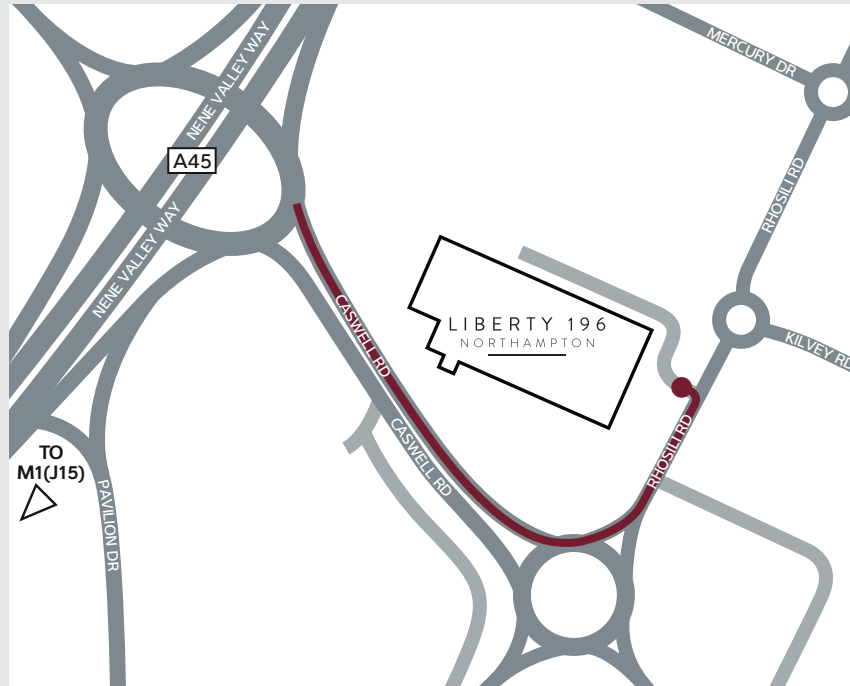
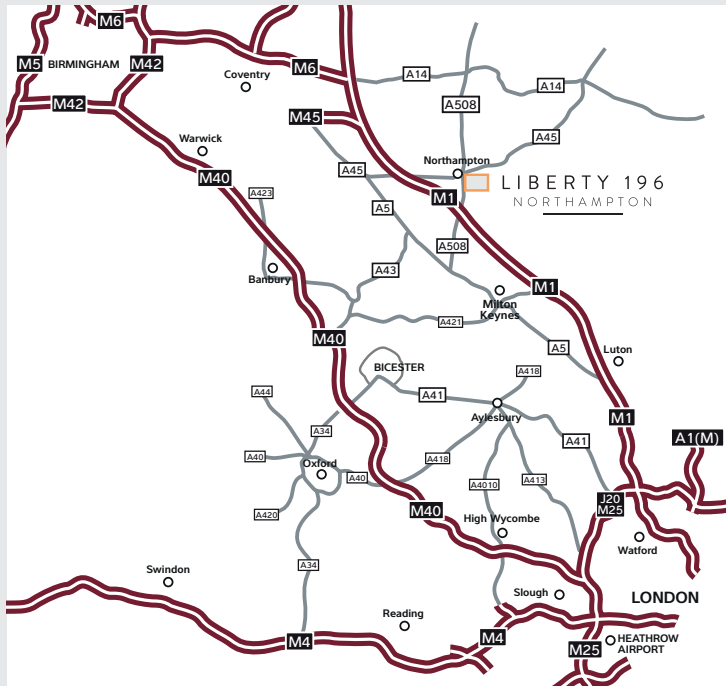
OFFICE

- 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





TOTAL POPULATION
NORTHAMPTON
225,500



Males: 111,800
Females: 113,700

LABOUR SUPPLY
NORTHAMPTON



LOCATION

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

SAT NAV:
NN4 7JE



NORTHAMPTON	474.6
EAST MIDLANDS	483.2
GREAT BRITAIN	540.2

A DEVELOPMENT BY



EQUATION
PROPERTIES



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