



# Brackmills 192

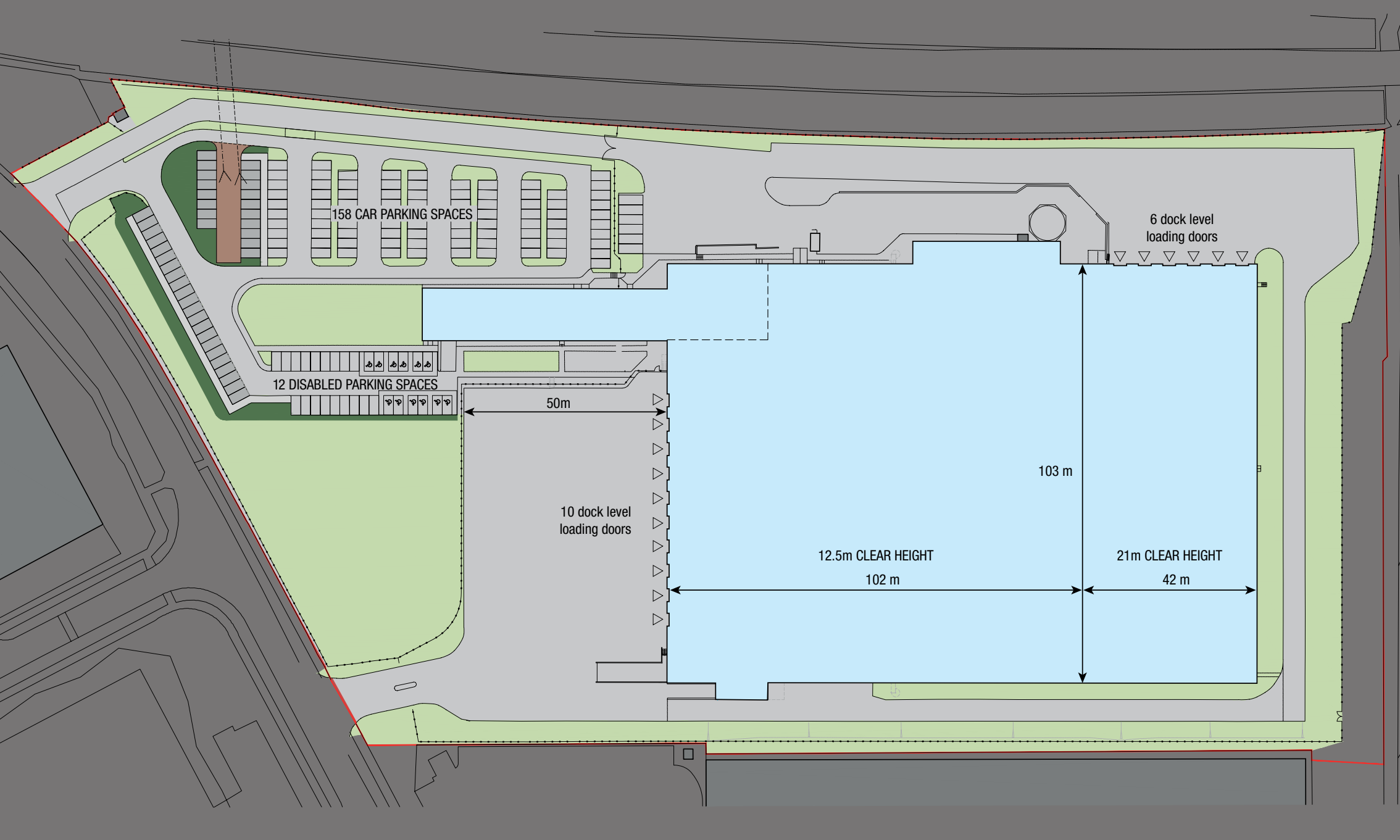
Northampton NN4 7EX

**192,288 sq ft prime distribution unit**

Fully fitted with heating, lighting, sprinklers and welfare facilities

An exceptionally well located fully refurbished distribution unit





# specification+

The property comprises a fully fitted modern distribution warehouse, with associated offices, extending to 192,288 sq ft. The site extends to 11.5 acres or thereabouts (38% site cover). The warehouse benefits from 12.5 metre clear height to the main warehouse together with a 21.0 metre clear height to the high bay element. Immediately available.

	sq ft	sq m
High Bay Warehouse	47,541	4,416
Main Warehouse	114,138	10,603
Warehouse Office/Amenities	9,670	898
Main Offices	18,589	1,727
Ground Floor Entrance	2,350	218
Total (G.I.A.)	192,288	17,864

## Warehouse

- + 12.5 metre clear height
- + 21.0 metres clear height to the high bay element
- + 16 dock level loading doors with scope for further doors
- + 4 level access doors
- + Office/amenities
- + Sprinklers/heating/lighting

## External

- + Two generous yards (50 metres and 30 metres)
- + 170 car parking spaces (expansion available)
- + 30 lorry parking space

## Offices

- + Three storey offices
- + Open plan



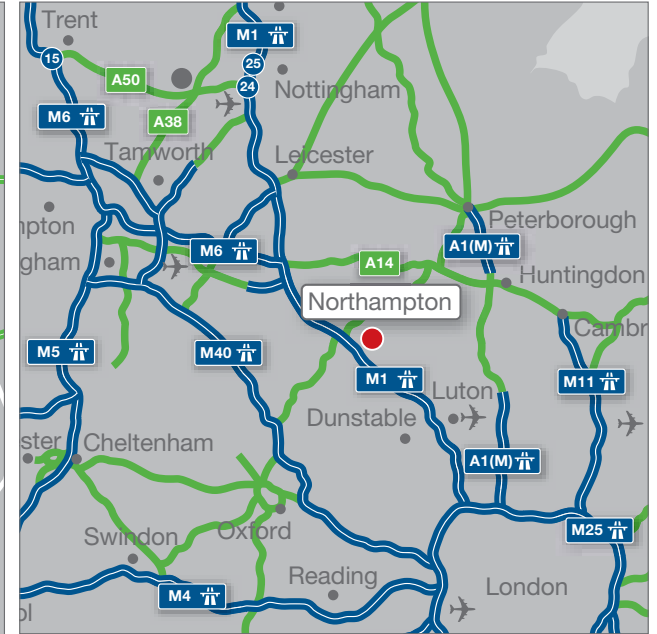


# Brackmills 192

Northampton, NN4 7EX

## Location

The property is situated on the popular Brackmills Industrial Estate to the South East of Northampton town centre. Major occupiers include DHL, Asda, Great Bear, Howdens and Wickes. Brackmills benefits from excellent road communications with the A45 dual carriageway adjoining the M1 Motorway at Junction 15 and the A14 at Junction 13.



Sat Nav: NN4 7EX

[goodman.com/uklogistics](http://goodman.com/uklogistics)

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document.

These particulars are believed to be correct at publication date (November 2016), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

## All enquiries



Robert Rae  
[robert.rae@avisonyoung.com](mailto:robert.rae@avisonyoung.com)  
Tom Kimbell  
[tom.kimbell@avisonyoung.com](mailto:tom.kimbell@avisonyoung.com)



James Harrison  
[james.harrison@burbagerealty.com](mailto:james.harrison@burbagerealty.com)

800 acres+

available land bank at prime distribution locations

16.6 million sq ft+

capacity for delivering bespoke developments across the UK

good to go+

£130 million invested in site infrastructure works and planning consents

competitive+

our global scale allows us to offer unrivalled terms

0121 506 8100

[www.goodman.com/uklogistics](http://www.goodman.com/uklogistics)

[@Goodman\\_Group](https://twitter.com/Goodman_Group)

