

Brackmills.195

Prime Industrial / Warehouse Unit
Available Now.

194,139 sq ft (18,036.16 sq m)

A Well Established Distribution Hub.

Brackmills Industrial Estate is one of Northampton's most established industrial and logistics estates, home to a diverse mix of national and international occupiers.

Close to Junction 15 of the M1, with direct access to the national motorway network, Brackmills 195 is ideally situated for distribution, manufacturing and logistics businesses, supported by a thriving commercial community and well-developed supply chains.

GXO

J&J Global Fulfilment

Stanley Black & Decker

Brackmills.195

24/7

DSV

24/7

Travis Perkins

A45

A45



2-minute drive to A45

Ready To Move Business Forward.

A modern industrial and logistics warehouse benefiting from an 85m deep yard, sprinkler system, 17 dock doors, 4 level access doors, a gatehouse and mezzanine.

Brackmills 195	SQ FT	SQ M
Warehouse	171,714.3	15,952.78
Mezzanine	3,397.3	315.62
GF & FF Offices	18,090.2	1,680.63
Gatehouse	577.6	53.66
Electric/Gas & Sprinkler Pump House	360.2	33.47
Total	194,139.6	18,036.16



EPC available on request



17 Dock level loading doors



4 Level access doors



High quality fully fitted offices



10.2m Clear height



220 Car parking spaces



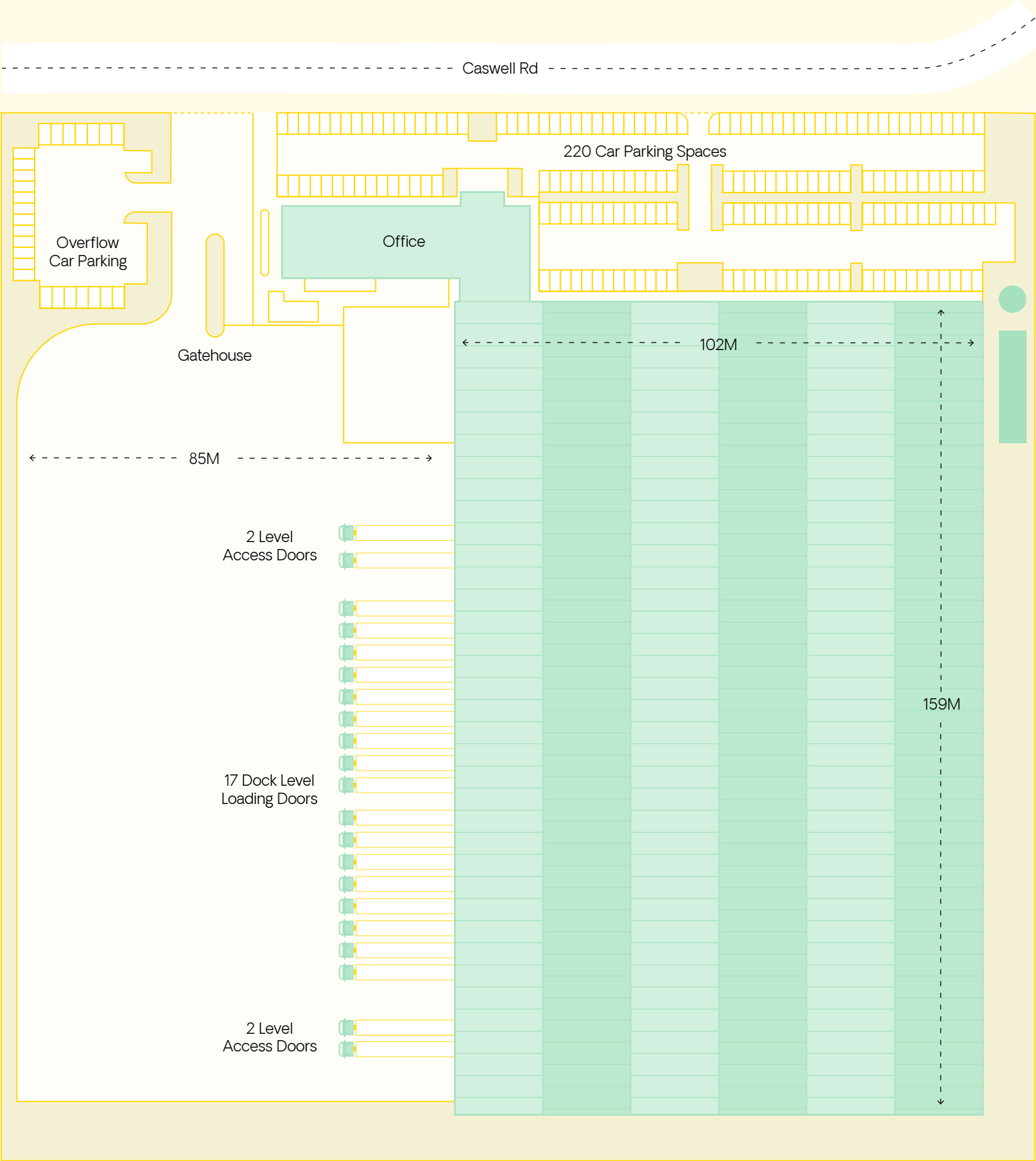
Suspended ceilings & raised floor



85m Yard depth

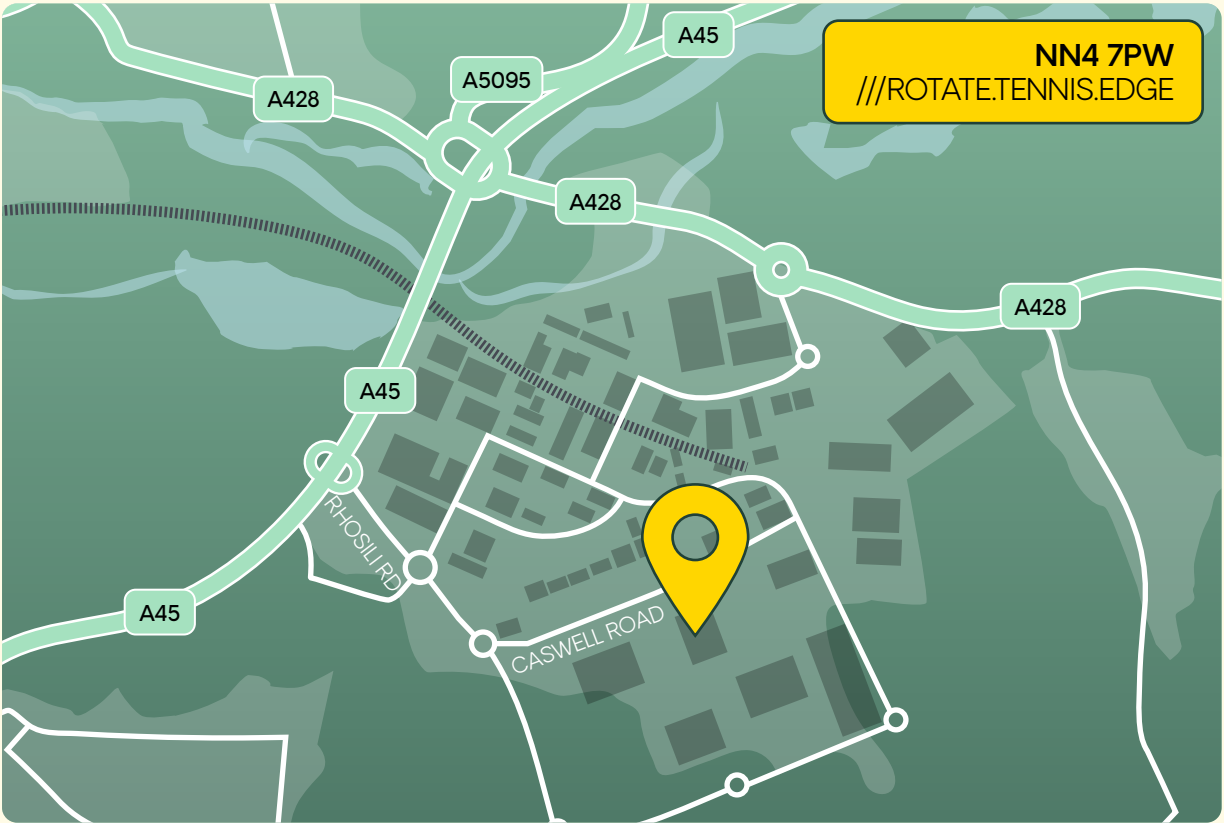


Sprinkler system



Where Logistics Strikes Gold.

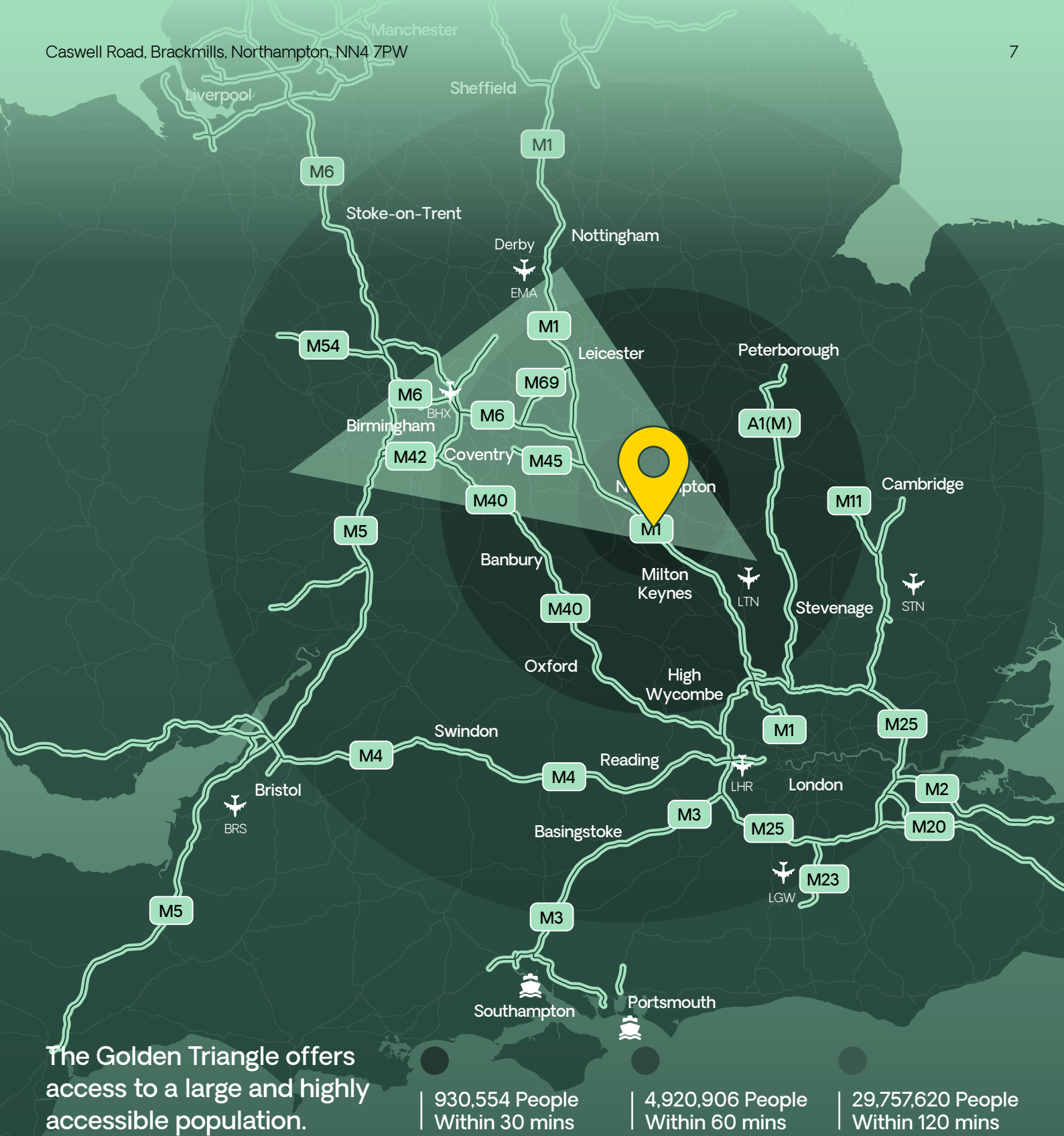
Located within the UK's Golden Triangle, Brackmills 195 occupies a strategic position at the heart of the country. Adjacent to the A45 and just 4 miles from Junction 15 of the M1, it offers excellent access to the national motorway network, London and the Midlands.



	Miles	Mins
M1 Junction 15	3.1	10
Northampton	3.4	13
Milton Keynes	20.1	32
M6 J1 / A14	22.9	26
M25 Junction 21	45.5	64
Birmingham	58.4	68
London	67.1	116
Leeds	137	136
Manchester	141	170

	Miles	Mins
Luton	38.4	49
Birmingham	51.4	58
East Midlands	56.5	66
Heathrow	70.4	103

	Miles	Mins
Tilbury	92.5	108
London Gateway	93.5	113
Southampton	111	136
Felixstowe	123	126
Immingham	137	154
Dover	152	156



The Golden Triangle offers access to a large and highly accessible population.

930,554 People Within 30 mins

4,920,906 People Within 60 mins

29,757,620 People Within 120 mins



41,000
Established transport & storage work force



180+
Local industrial and logistics businesses



6.7%
Lower logistics salaries based on the UK average

Source: NOMIS 2024, ONS Survey & Invest in Brackmills



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Interested?
Get In Touch.

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