

PANATTONI PARK NORTHAMPTON

BUILD-TO-SUIT OPPORTUNITIES

DIRECT ACCESS TO M1 JUNCTION 16

CLEAR INTERNAL HEIGHT UP TO 18M

PHASE 1 FULLY LET

WWW.PPNORTHAMPTON.COM

M1/J16 | WEEDON ROAD | NORTHAMPTON | NN7 4DE

INDUSTRIAL/WAREHOUSE UNITS

250,000 - 800,000 SQ FT

TO LET/FOR SALE



INDICATIVE IMAGE

PANATTONI PARK NORTHAMPTON

WWW.PPNORTHAMPTON.COM

Panattoni Park Northampton offers over 1.6 million sq ft of state-of-the-art logistics and industrial space immediately adjacent to Junction 16 of the M1, of which 625,000 sq ft has been pre-let.



INDICATIVE IMAGE

PANATTONI

Panattoni is the world's leading privately owned industrial developer, having developed over 370 million sq ft to date, with 33 offices across the globe. In addition, Panattoni is the largest speculative developer in the UK. Since 1st October 2017, Panattoni has committed to more than 8.5 million sq ft of new projects in the UK with a development value of over £1bn.

Panattoni maintains a best in class track record of successful build to suit deliveries. Customers can depend on the highest level of product quality, which is achieved through continuous investments in improved engineering and a 'best in class' supply chain, supported through an experienced management team.



ALL STEELWORK IS PRE-FINISHED WITH A FACTORY APPLIED TWO PART EPOXY COATING



GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY

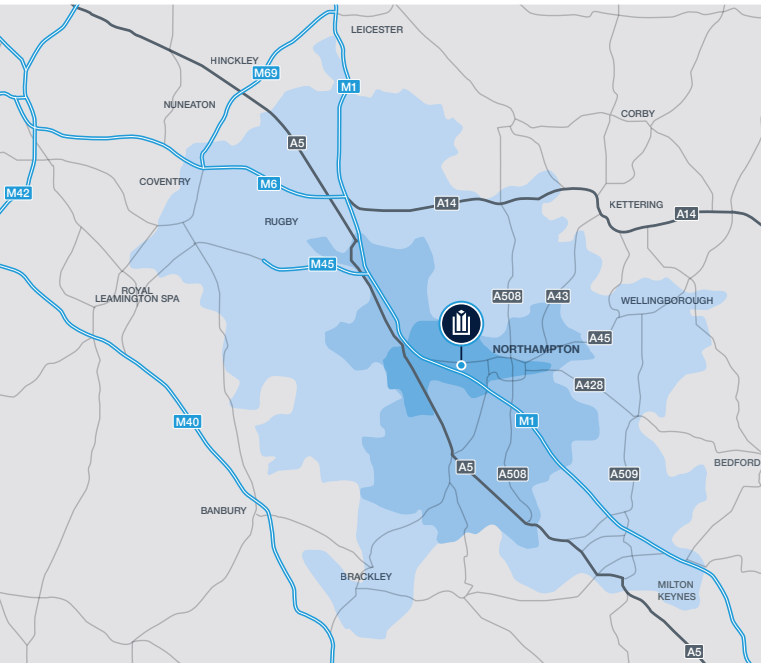


HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM

Panattoni projects are characterised by **innovation, flexibility, speed** and **convenience**. Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.

www.panattoni.co.uk

DEMOGRAPHICS



POPULATION WITHIN DRIVE TO WORK TIMES



- up to 15 mins – 110,335 people
- up to 30 mins – 385,218 people
- up to 45 mins – 1.4 million people

Source: www.drivetimemaps.co.uk

SUITABLE WORKFORCE



75%
of the UK's population is
within a two-hour drive

Source: nomisweb.co.uk

AVAILABLE LABOUR FORCE



Nearly 715,000
people of working age within a
45 minute drive to work time

Source: nomisweb.co.uk



HGV DRIVE TIMES

PLACES	Distance	Journey
M1 J16	0.5 miles	1 mins
M1/A14/M6	14.9 miles	16 mins
M1 J14	18.9 miles	20 mins
M1/M25 Junction	50.4 miles	58 mins

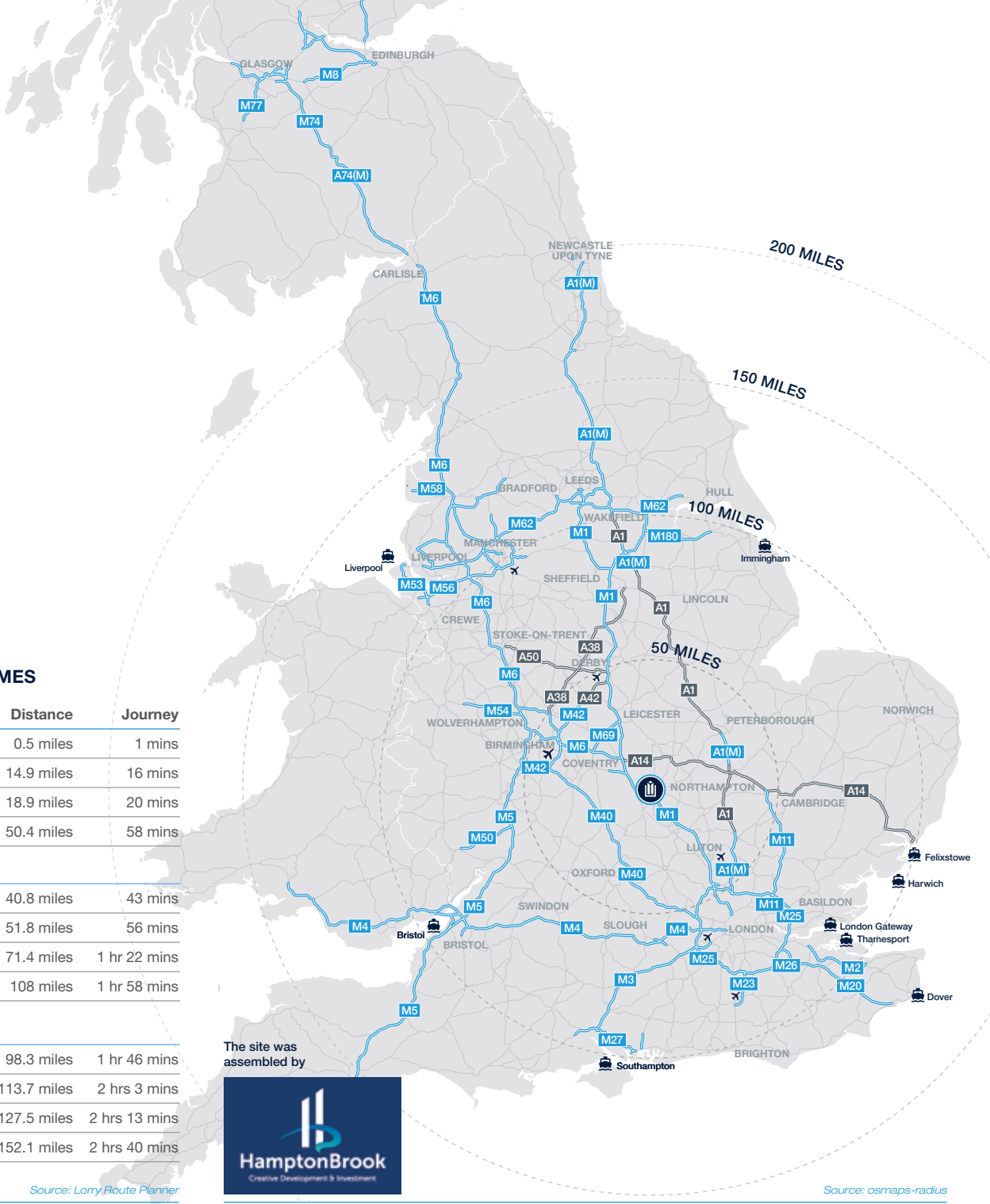
AIRPORTS

London Luton	40.8 miles	43 mins
East Midlands	51.8 miles	56 mins
London Heathrow	71.4 miles	1 hr 22 mins
London Gatwick	108 miles	1 hr 58 mins

PORTS

London Gateway	98.3 miles	1 hr 46 mins
Southampton	113.7 miles	2 hrs 3 mins
Felixstowe	127.5 miles	2 hrs 13 mins
Dover	152.1 miles	2 hrs 40 mins

Source: LorryRoutePlanner



Source: osmaps-radius

BUILD-TO-SUIT OPPORTUNITY

PANATTONI PARK
NORTHAMPTON 250

BUILD-TO-SUIT OPPORTUNITY

PANATTONI PARK
NORTHAMPTON 770

LET TO

Eddie Stobart

A4500

M1

J16

A4500

Panattoni Park Northampton located at J16 M1 offers direct access to the East and West Midlands, as well as offering a readily available workforce.



PANATTONI PARK
NORTHAMPTON

OPTION 1 BUILD-TO-SUIT UNITS

PANATTONI PARK
NORTHAMPTON 250

Warehouse	237,300 sq ft	22,046 sq m
Two storey offices	8,000 sq ft	743 sq m
Hub office	4,000 sq ft	372 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	249,579 sq ft	23,187 sq m

12.5m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	7 Tonne RACK LEG LOADING	15% ROOF LIGHTS	1.5 MVA
50m YARD DEPTH	24 DOCK DOORS	40 HGV TRAILER SPACES	198 CAR PARKING SPACES	4 LEVEL ACCESS DOORS

PANATTONI PARK
NORTHAMPTON 770

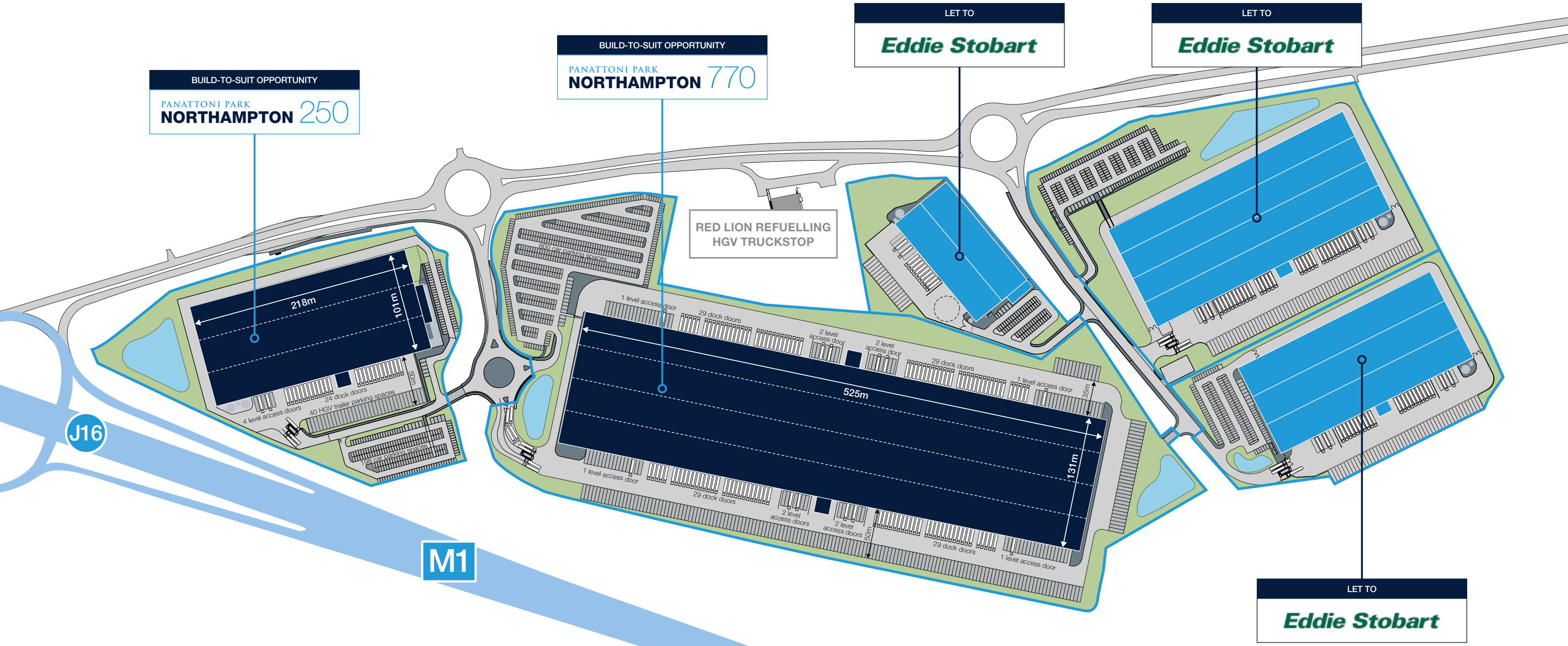
Warehouse	739,150 sq ft	68,669 sq m
Ground floor reception	1,000 sq ft	93 sq m
Two storey offices	20,000 sq ft	1,858 sq m
2x Hub offices	10,000 sq ft	929 sq m
Gatehouse	375 sq ft	35 sq m
TOTAL	770,525 sq ft	71,584 sq m

18m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	11 Tonne RACK LEG LOADING	15% ROOF LIGHTS	4.0 MVA
50m YARD DEPTH	116 DOCK DOORS	261 HGV TRAILER SPACES	600 CAR PARKING SPACES	12 LEVEL ACCESS DOORS

BREEAM®

Built to BREEAM rating of 'Excellent'
EPC rating of 'A'

A 0-25



OPTION 1 - INDICATIVE LAYOUT

OPTION 2 BUILD-TO-SUIT UNITS

PANATTONI PARK
NORTHAMPTON 250

Warehouse	237,300 sq ft	22,046 sq m
Two storey offices	8,000 sq ft	743 sq m
Hub office	4,000 sq ft	372 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	249,579 sq ft	23,187 sq m

12.5m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	7 Tonne RACK LEG LOADING	15% ROOF LIGHTS	1.5 MVA
50m YARD DEPTH	24 DOCK DOORS	40 HGV TRAILER SPACES	198 CAR PARKING SPACES	4 LEVEL ACCESS DOORS

PANATTONI PARK
NORTHAMPTON 430

Warehouse	413,721 sq ft	38,436 sq m
Ground floor reception	1,000 sq ft	93 sq m
Two storey offices	11,000 sq ft	1,022 sq m
Hub office	4,000 sq ft	372 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	430,000 sq ft	39,949 sq m

15m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	9 Tonne RACK LEG LOADING	15% ROOF LIGHTS	2 MVA
50m YARD DEPTH	40 DOCK DOORS	67 HGV TRAILER SPACES	337 CAR PARKING SPACES	4 LEVEL ACCESS DOORS

PANATTONI PARK
NORTHAMPTON 380

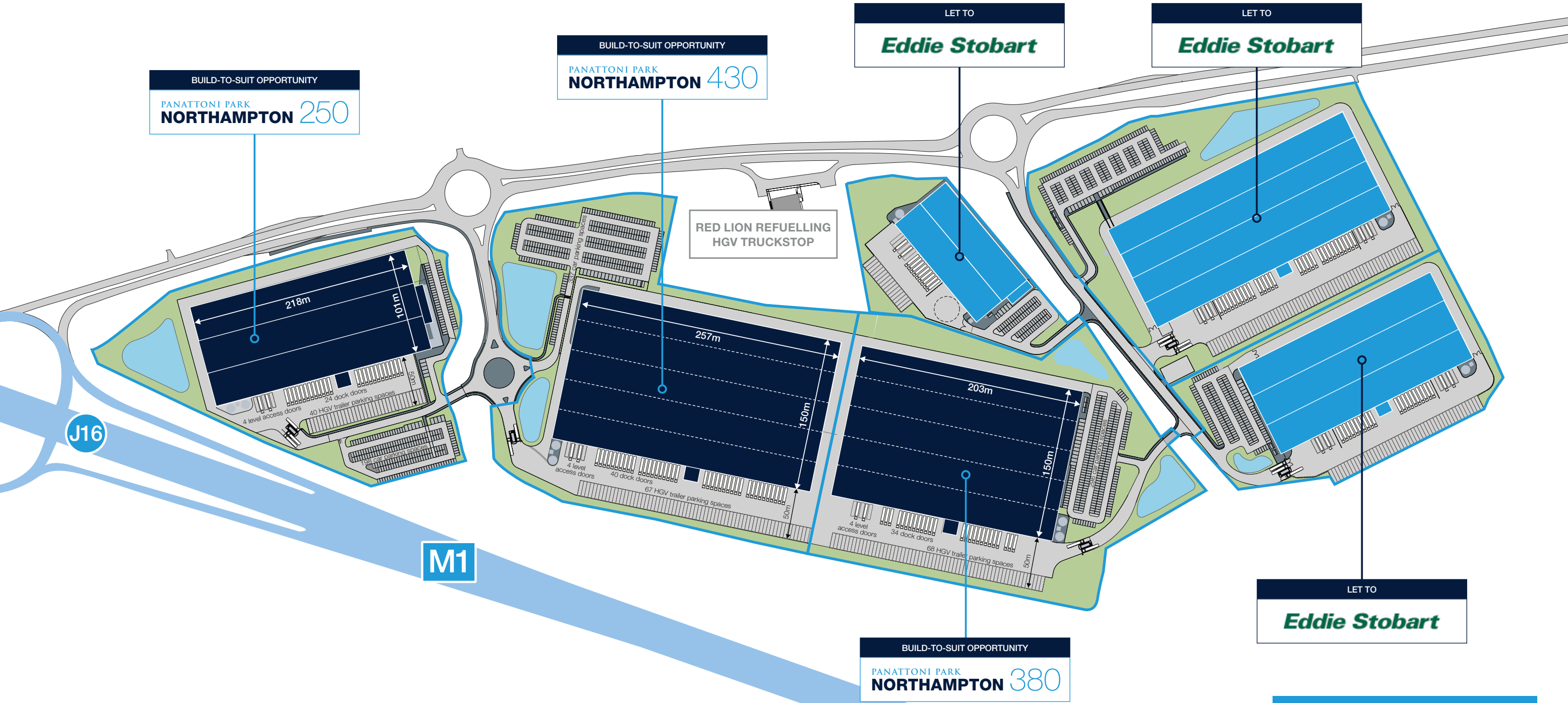
Warehouse	359,409 sq ft	33,390 sq m
Ground floor reception	1,000 sq ft	93 sq m
Two storey offices	11,000 sq ft	1,022 sq m
Hub office	4,000 sq ft	372 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	375,688 sq ft	34,903 sq m

15m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	9 Tonne RACK LEG LOADING	15% ROOF LIGHTS	2 MVA
50m YARD DEPTH	34 DOCK DOORS	68 HGV TRAILER SPACES	296 CAR PARKING SPACES	4 LEVEL ACCESS DOORS

BREEAM®

Built to BREEAM rating of 'Excellent'
EPC rating of 'A'

A 0-25

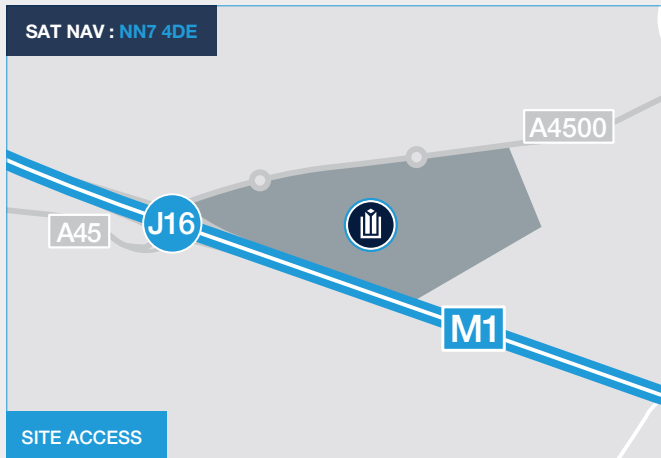


OPTION 2 - INDICATIVE LAYOUT

M1/J16 | WEEDON ROAD | NORTHAMPTON | NN7 4DE

PANATTONI PARK NORTHAMPTON

WWW.PPNORTHAMPTON.COM



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