



ON SITE NOW

PANATTONI PARK NORTHAMPTON

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

INDUSTRIAL/WAREHOUSE UNITS

1.6 million sq ft

TO LET/FOR SALE AVAILABLE Q4 2019

- Build-to-suit and speculative buildings
- Direct access to M1 Junction 16
- Clear height up to 18m
- Three speculatively built units available Q4 2019

www.ppnorthampton.com

INDICATIVE IMAGE

PANATTONI

PANATTONI PARK NORTHAMPTON



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

Indicative image

PANATTONI PARK NORTHAMPTON



INDUSTRIAL/WAREHOUSE UNITS

DEMOGRAPHICS

Panattoni Park Northampton offers easy access to the East and West Midlands, as well as offering a readily available workforce. The proportion of the workforce employed in logistics in Northamptonshire is twice the national average, giving Panattoni Park Northampton a very large, suitably skilled labour pool right on its doorstep.

Logistics workforce

over
45,000
people work
in logistics in
Northamptonshire

Source: Northamptonshire Logistics Forum



Source: www.drivetimemaps.co.uk

Available labour force

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

Source: www.drivetimemaps.co.uk

Employee jobs

The logistics and transport sector provides twice as many jobs in Northamptonshire as the national average



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



Source: Northamptonshire Logistics Forum



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.

PANATTONI

Panattoni is the world's leading privately owned industrial developer with 26 offices across the United States, Canada and Europe having developed over 320 million sq ft. In the UK, Panattoni is the largest speculative developer with over 3 million sq ft of development underway.

Panattoni has a track record of build to suits which we are justly proud of, but we have our eye firmly fixed on the future. Overall, our aim is to provide customers with the quality of product on which their business can depend. This is achieved through our continual investment in engineering improvement and employing a 'best in class' supply chain, supported through our experienced management team.

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.



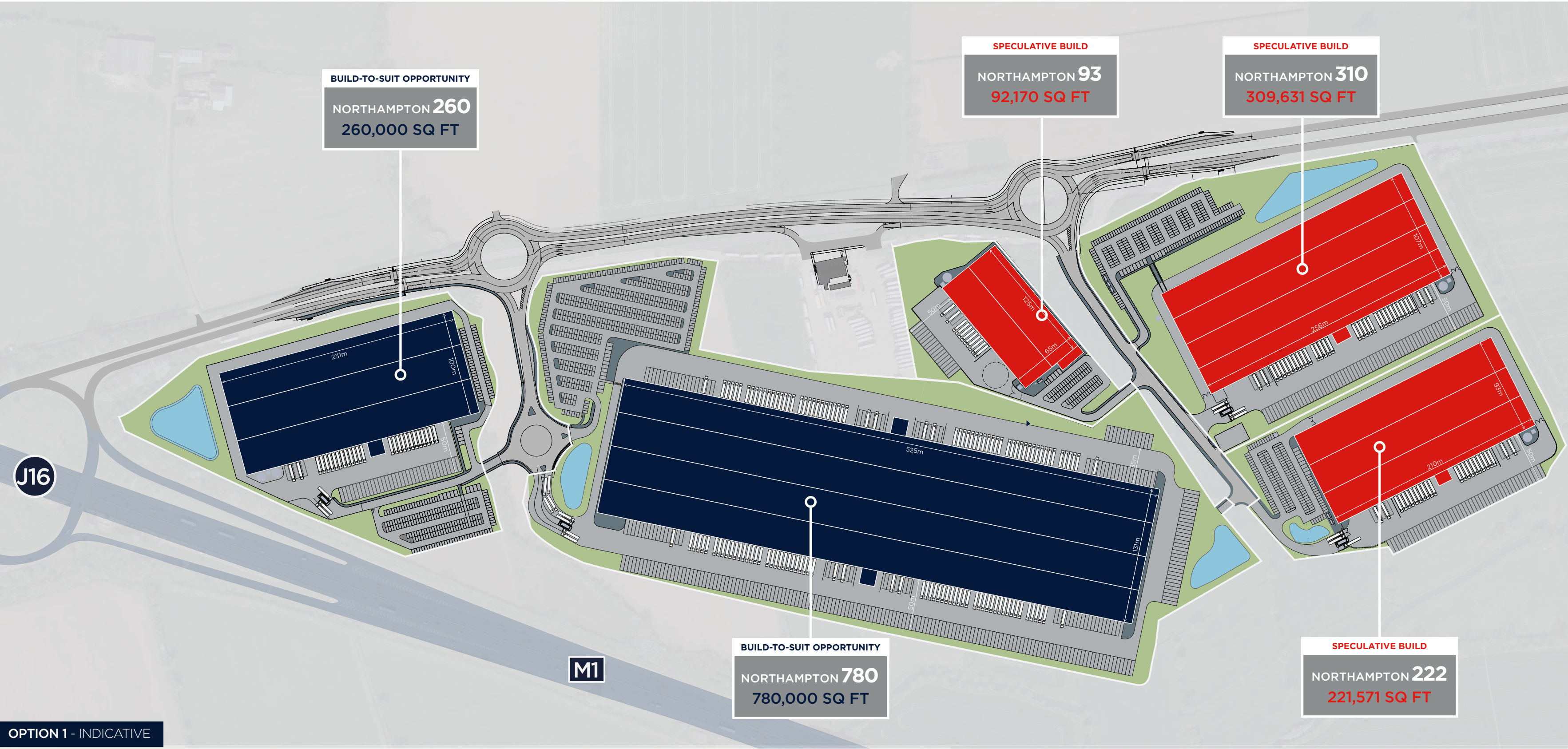
GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



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

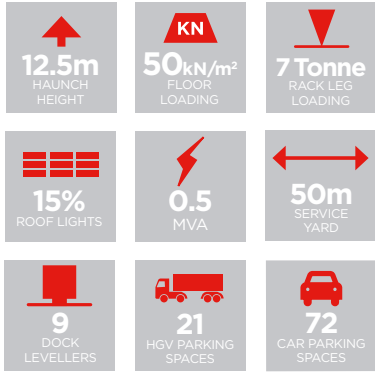


SPECULATIVE BUILDINGS

(UNDER CONSTRUCTION AVAILABLE Q4 2019)

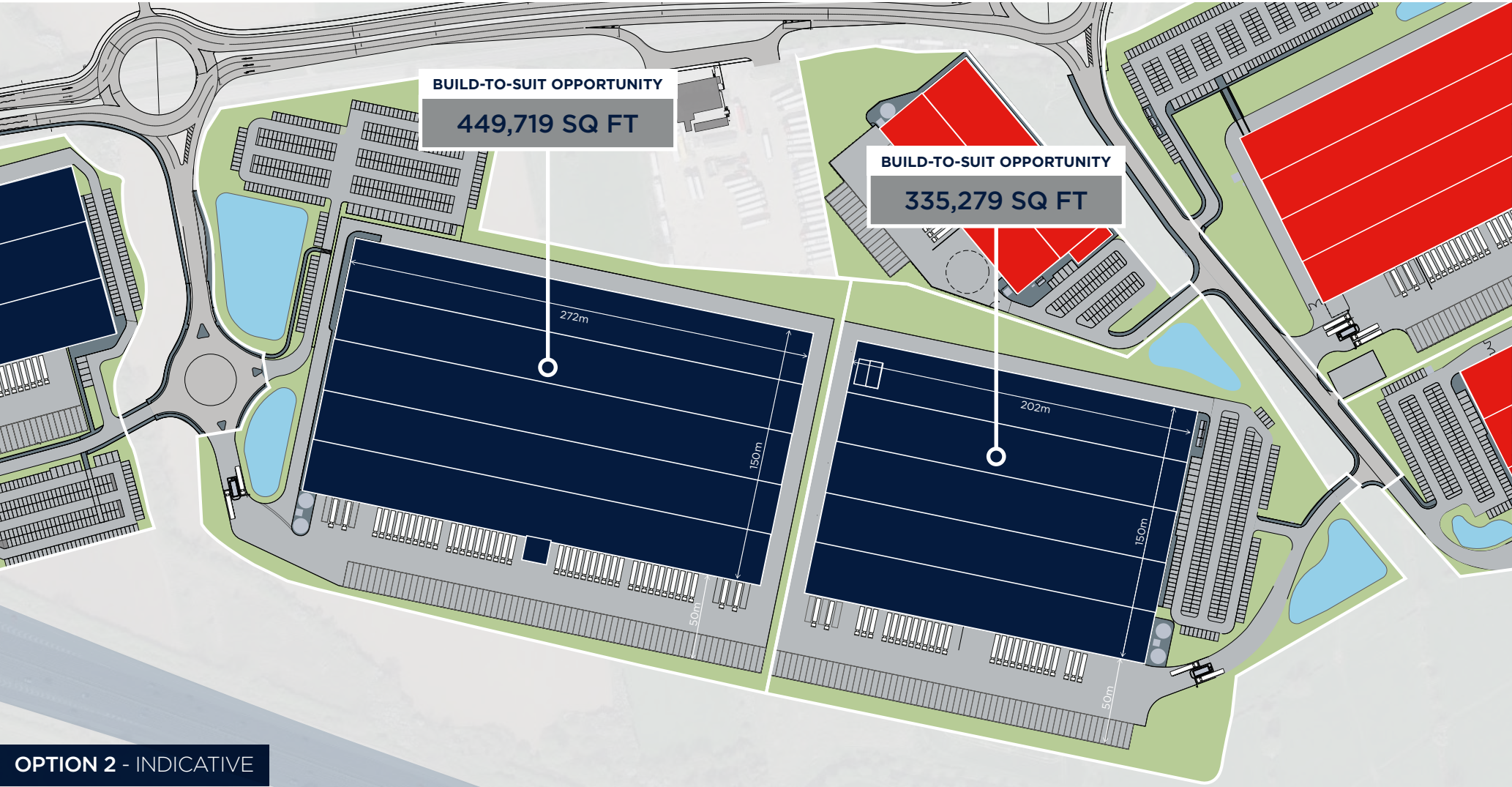
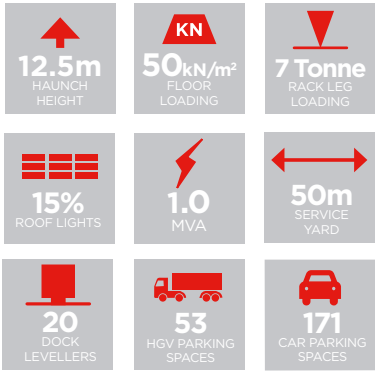
NORTHAMPTON 93

Warehouse	87,170 sq ft	8,098 sq m
Two storey offices	5,000 sq ft	464 sq m
TOTAL	92,170 sq ft	8,562 sq m



NORTHAMPTON 222

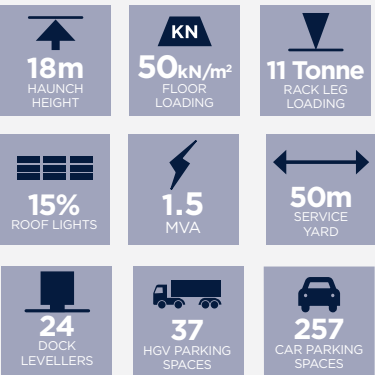
Warehouse	211,292 sq ft	19,630 sq m
First floor offices	6,000 sq ft	557 sq m
Hub office	4,000 sq ft	372 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	221,571 sq ft	20,585 sq m



BUILD-TO-SUIT UNITS

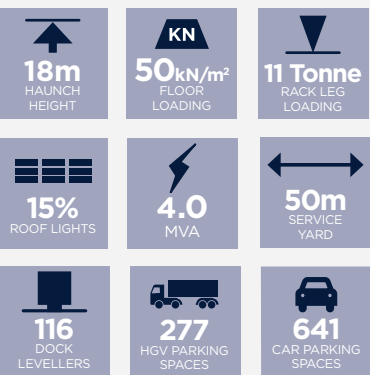
NORTHAMPTON 260

Warehouse	249,450 sq ft	23,175 sq m
First floor offices	7,000 sq ft	650 sq m
Hub office	4,000 sq ft	371 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	260,729 sq ft	24,222 sq m



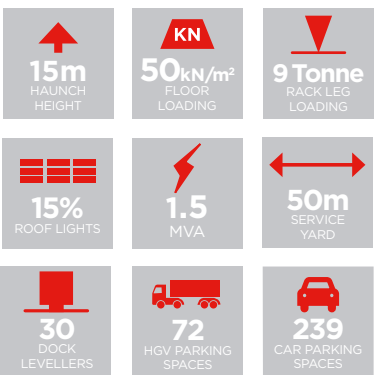
NORTHAMPTON 780

Warehouse	740,410 sq ft	68,786 sq m
Three storey offices	28,000 sq ft	2,601 sq m
Hub offices	10,000 sq ft	929 sq m
Gatehouse	375 sq ft	35 sq m
TOTAL	778,785 sq ft	72,351 sq m



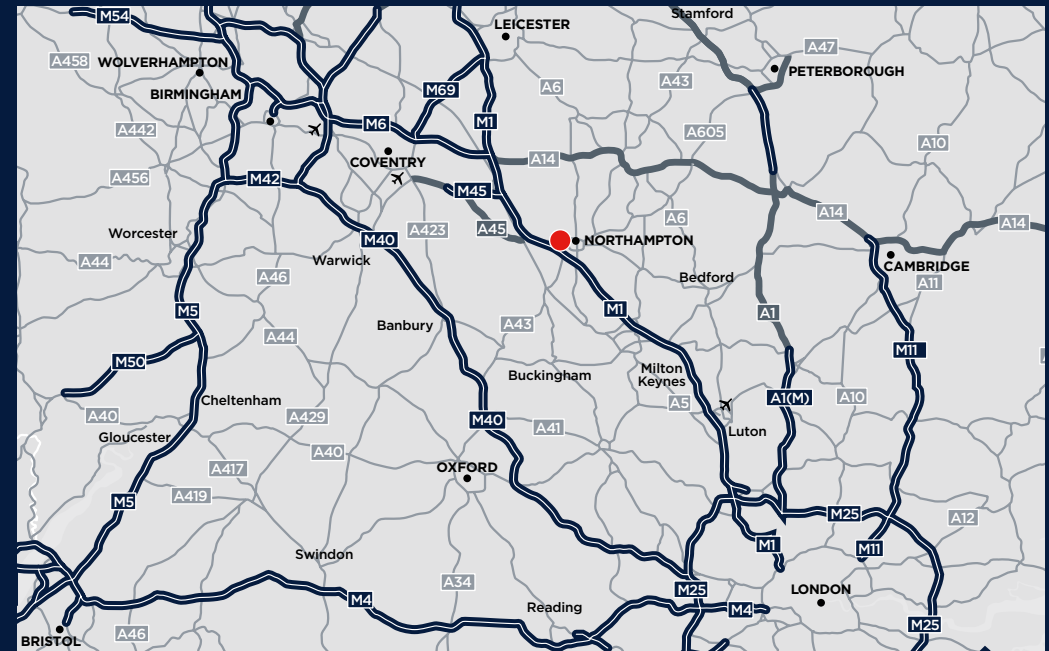
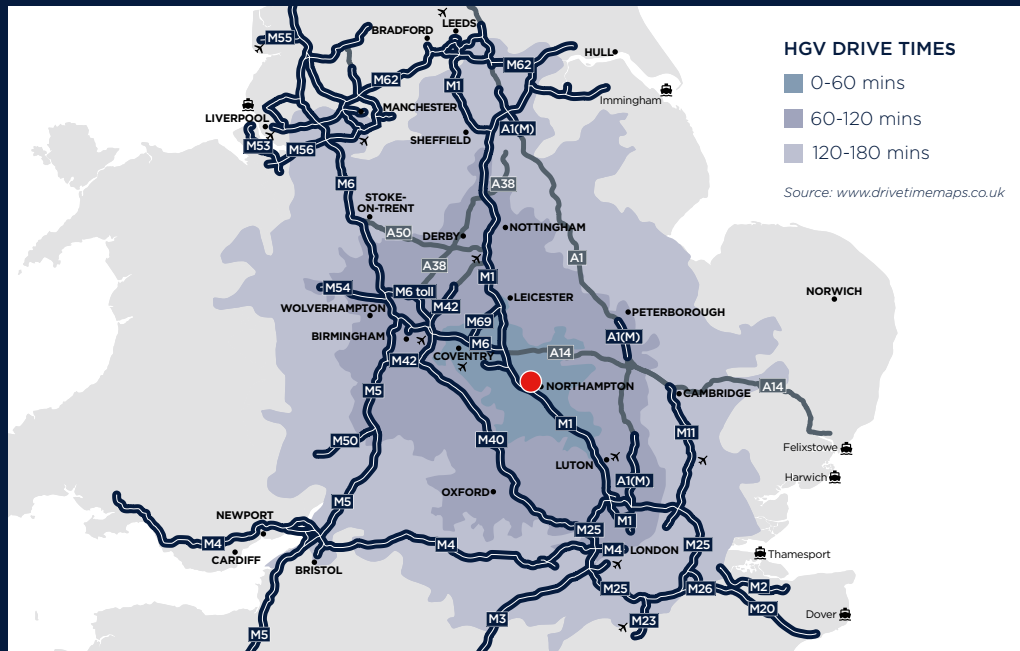
NORTHAMPTON 310

Warehouse	293,352 sq ft	27,253 sq m
Two storey offices	12,000 sq ft	1,115 sq m
Hub office	4,000 sq ft	371 sq m
Gatehouse	279 sq ft	26 sq m
TOTAL	309,631 sq ft	28,765 sq m



Built to BREEAM rating of 'Very Good'
EPC rating of 'A'

A 0-25



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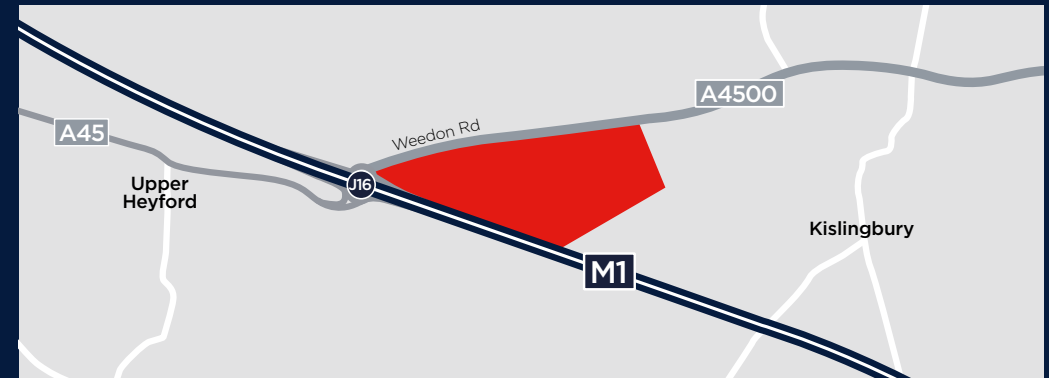
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