

grange park

J15 M1

NORTHAMPTON



EVANDER
PROPERTIES



build to suit

GRADE A DISTRIBUTION FACILITY

348,525 sq ft

(32,377 sq m)

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Strategic Location

Grange Park is situated less than half a mile from J15 of the M1, which gives the site immediate access to the national motorway network. It provides one of the best distribution locations in the UK.

Schedule of Areas

	sq ft	sq m
Warehouse	320,800	29,802
Three-storey offices	15,225	1,414
Distribution offices	2,500	232
VMU	10,000	929
TOTAL	348,525	32,377

All sizes stated are approximate.

Delivery

Evander Properties specialises in the development and asset management of logistics and industrial property throughout the UK.

Working with landowners, property investors and financial institutions, Evander Properties currently has a development pipeline of 1 million sq ft.

This project is funded by British Airways Pension Trustees Ltd.

www.evanderproperties.com/grangepark



CGI view from A45



CGI view from Saxon Avenue



320,800 sq ft warehouse area

15,225 sq ft three-storey offices

2,500 sq ft distribution offices

10,000 sq ft vehicle maintenance unit

gatehouse

FM2 special floor

50 kN/m² warehouse floor loading

12m clear internal height

270 car parking spaces with dedicated access

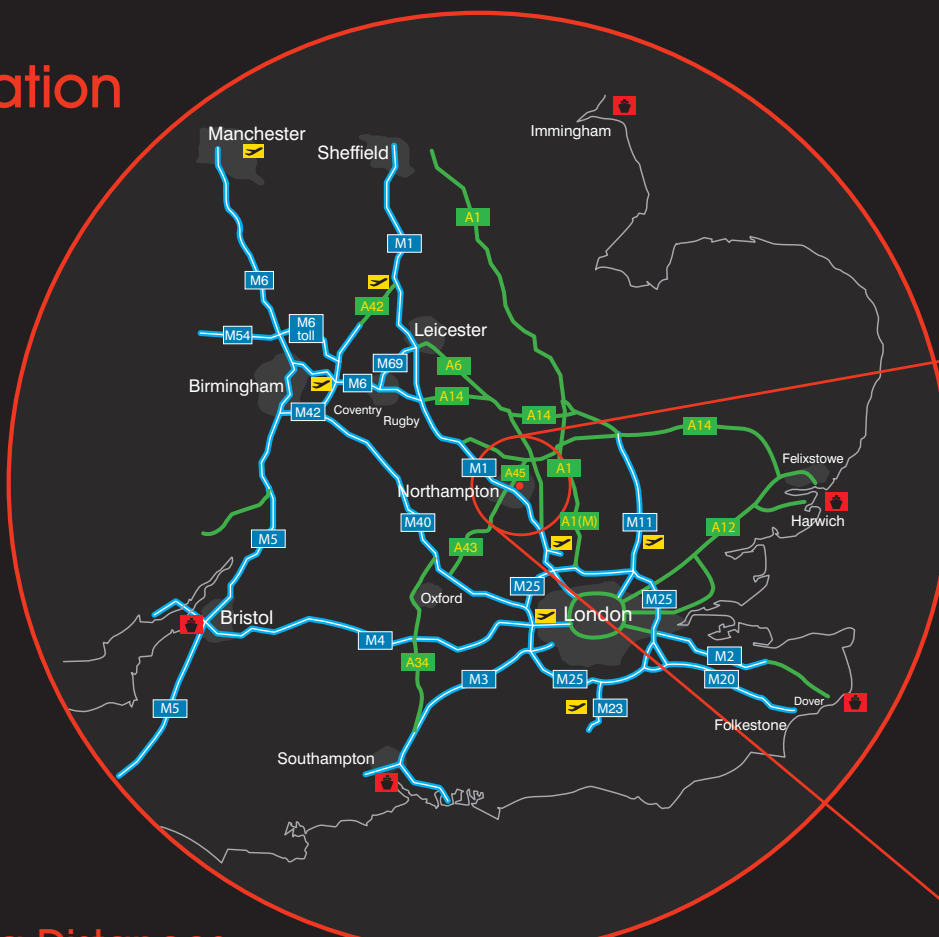
HGV parking spaces

5 level access doors

32 dock levellers

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Location



Driving Distances

DIRFT	18 miles
BIRMINGHAM	56 miles
LONDON	64 miles
SOUTHAMPTON	108 miles
LEEDS	135 miles
MANCHESTER	139 miles
FELIXSTOWE	124 miles



AVAILABILITY AND TERMS

Further details on price and rent upon application. Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract.

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