

UNIT 200



CASWELL ROAD | BRACKMILLS INDUSTRIAL ESTATE | NORTHAMPTON | NN4 7PW

195,786



**FULLY REFURBISHED IN Q1 2019**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**195,786 SQ FT - TO LET**

**READY TO OCCUPY**



SAT NAV: NN4 7PW

## LOCATION

Brackmill Industrial Estate is strategically located at the centre of England and lies immediately to the east of the M1 motorway, 67 miles to the north of London. Brackmill is situated adjacent to the A45, 5 miles from the M1 at Junction 15.

Notable occupiers on the estate include: DHL, Black & Decker, Uniserve, Howdens and Travis Perkins.

## SPECIFICATION

### Warehouse

- 10.2m clear height
- 20 dock levellers
- 3 level access doors
- Warehouse WCs / locker rooms

### Office

- High quality fully fitted offices
- Air conditioning
- Suspended ceilings and raised access floors

### External

- 85m yard
- 220 car parking spaces
- Sprinkler system

## DISTANCES

	miles	mins
M1 Junction 15	5	10
Milton Keynes	18	32
DIRFT	22	38
Coventry	35	60
M25 Junction 21	46	80
Birmingham	55	99
London	67	105
East Coast Ports	123	219

## LEASE TERMS

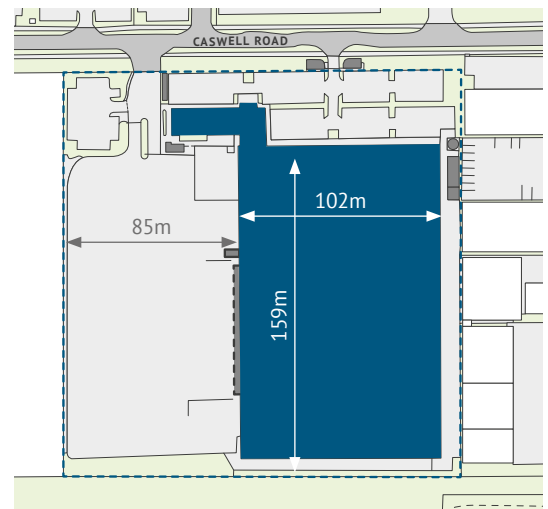
The unit is available by way of a new FRI lease direct from the Landlord

## RENT

Upon Application

## EPC

D - 76



For more information, please contact one of our joint agents:



Mark Webster  
mark.webster@dtre.eu  
Jamie Catherall  
jamie.catherall@dtre.eu



Tom Kimbell  
tom.kimbell@burbagerealty.com  
Cameron Mitchell  
cameron.mitchell@burbagerealty.com

Warehouse:	171,885 sq ft
Ground Floor Office:	11,144 sq ft
First Floor Office and Mezzanine:	10,876 sq ft
Gatehouse:	65 sq ft
Driver Welfare:	648 sq ft
Elec./Gas and Sprinkler Pump Houses:	1,168 sq ft
<b>Total:</b>	<b>195,786 sq ft</b>

(All areas are approximate and measured on a Gross Internal basis)

Conditions under which particulars are issued: DTRE and Burbage Realty for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of DTRE or Burbage Realty has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. March 2019.

