

# G-PARK NORTHAMPTON



**TO LET – three units** and **one build-to-suit**  
distribution/logistics warehouse  
**from 50,350 to 155,227sq ft**



External photograph of Unit 3

**New units immediately available to let**

# G-PARK NORTHAMPTON

## MOULTON PARK M1/J15, A43 & A14

**G-Park Northampton sits in a prime location within Moulton Park, just north of the town and within 10 miles of J15 of the M1, via dual carriageway.**

The scheme comprises of three units immediately available to let and one build-to-suit logistics warehouses ranging in size from 50,350 sq ft to 155,227 sq ft. Grade 'A' rated, the highly specified buildings have achieved BREEAM scoring Very Good and are suitable for a range of occupiers including last mile logistics, 3PLs, retail/FMCG and manufacturers.

Moulton Park is one of the most successful industrial estates in Northamptonshire and is already home to a wide range of regional and national businesses. Occupiers continue to be attracted by the areas' exceptional transport links, access to national markets and suitably skilled workforce.



External photograph of Unit 2



External photograph of Unit 1

STRATEGIC LOCATION



Location

Strategically located on the M1 midway between London and Birmingham

HIGH SPEC



High Spec

Highly specified, flexible design built for logistics

STRONG  
LABOUR POOL



Labour pool

As one of the UK's major logistics locations, Northampton boasts a large and suitably skilled labour force

LEADING  
OCCUPIERS



Home of leading occupiers

Moulton Park is home to both local and national occupiers, including Greencore, Great Bear and UPS

PUBLIC  
TRANSPORT



Public transport

The number 7 bus service travels regularly throughout the day between Grange Park, the town centre and Moulton Park

## G-PARK NORTHAMPTON

# GRADE A SPECIFICATION WITHIN THE 'GOLDEN TRIANGLE'

G-Park Northampton is a key location within the distribution 'Golden Triangle' – the biggest concentration of major logistics and distribution operations in Europe. It's also equidistant between two of the country's biggest conurbations, just 66 miles north of central London and 55 miles south east of Birmingham.

90 per cent of England and Wales is accessed within a four hour drive time.



## G-PARK NORTHAMPTON

# REASONS TO BE HERE

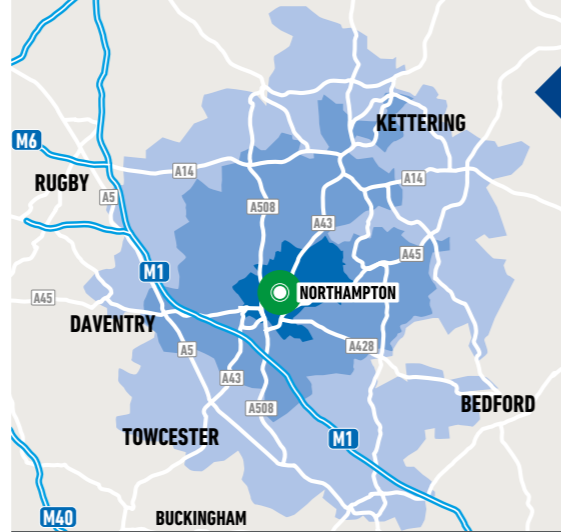
### Location

Northampton is one of the most established locations within the logistics 'Golden Triangle' and arguably in the UK. It is very close to the north/south routes of the M1 and M40 and within easy reach of the M6/A14 providing East West links. This puts 90% of the population of England and Wales within a four hour HGV drive.

The A14 provides a direct connection to the deep-water port of Felixstowe. Southampton is as easy to reach and the Port of Liverpool is only a three hour HGV drive away. There are five international airports within two hours drive and the major rail freight terminals of DIRFT and Hams Hall can be reached in 40 minutes and 1.5 hours respectively.

### Workforce

Northampton boasts a large and suitably skilled logistics labour force. Over the last 15 years logistics employment in Northamptonshire has increased by 50.9%. The whole of Northamptonshire can be reached within a 40 minute drive-to-work time of G-Park Northampton.



### DRIVE TO WORK TIMES

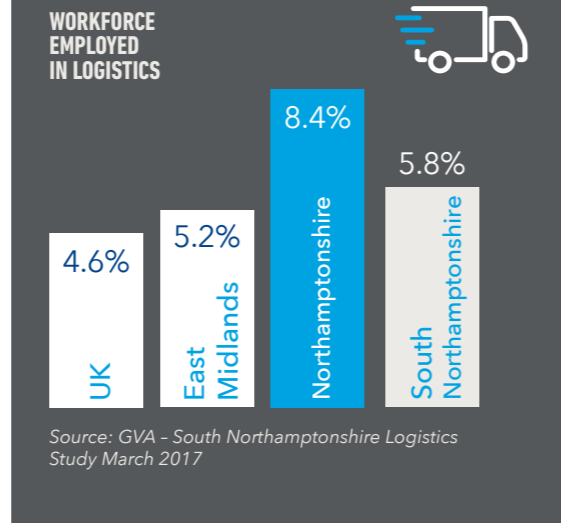
- 15 minutes
- 30 minutes
- 45 minutes

### POPULATION WITHIN A 45 MINUTE DRIVE OF THE SITE

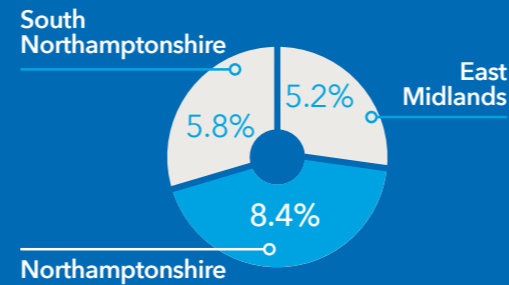


# OVER 750,000

Source: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk)



### LOGISTICS SECTOR CONTRIBUTION TO TOTAL GVA





SITE PLAN & SPEC




# UNITS 1-3

AVAILABLE NOW

# SITE PLAN



# SITE SPEC

 TOTAL <b>SQ FT</b>	 TOTAL <b>SQ M</b>	 High <b>spec</b>
<b>428,920</b>	<b>39,848</b>	

## UNIT 1 – AVAILABLE NOW

Warehouse	45,850 SQ FT	4,260 SQ M
First floor offices	4,500 SQ FT	418 SQ M
<b>TOTAL GIA</b>	<b>50,350 SQ FT</b>	<b>4,678 SQ M</b>
Narrow aisle pallet spaces	6,986	
Wide aisle pallet spaces	5,086	
HGV parking	2	Dock doors 5
Car parking	35	Level access 2
Clear height	10	

## UNIT 2 – AVAILABLE NOW

Warehouse	82,345 SQ FT	7,650 SQ M
2 storey office	8,000 SQ FT	743 SQ M
Gatehouse	300 SQ FT	28 SQ M
<b>TOTAL GIA</b>	<b>90,645 SQ FT</b>	<b>8,421 SQ M</b>
Narrow aisle pallet spaces	13,881	
Wide aisle pallet spaces	10,367	
HGV parking	8	Dock doors 10
Car parking	64	Level access 4
Clear height	15	

## UNIT 3 – AVAILABLE NOW

Warehouse	144,873 SQ FT	13,459 SQ M
2 storey office	10,054 SQ FT	934 SQ M
Gatehouse	300 SQ FT	28 SQ M
<b>TOTAL GIA</b>	<b>155,227 SQ FT</b>	<b>14,421 SQ M</b>
Narrow aisle pallet spaces	27,524	
Wide aisle pallet spaces	20,279	
HGV parking	27	Dock doors 15
Car parking	120	Level access 3
Clear height	15	

## UNIT 4 – BUILD-TO-SUIT

Warehouse	123,140 SQ FT	11,440 SQ M
Offices (2 storey)	9,558 SQ FT	888 SQ M
<b>TOTAL GIA</b>	<b>132,698 SQ FT</b>	<b>12,328 SQ M</b>
Narrow aisle pallet spaces	22,533	
Wide aisle pallet spaces	16,765	
HGV parking	21	Dock doors 12
Car parking	127	Level access 2
Clear height	15	



## G-PARK NORTHAMPTON

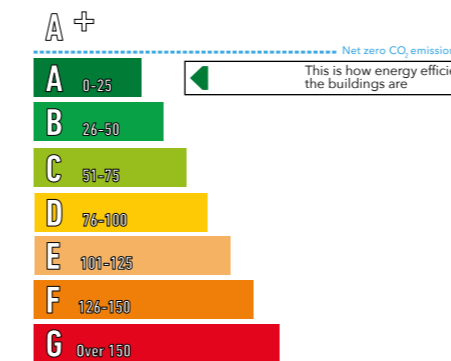
# OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

## BREEAM® UK

BREEAM UK New Construction 2014:  
Industrial (Shell and Core)



Rating: Very Good



### Energy usage

#### Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



### Water usage

#### Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



### Recycling performance

#### Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



### Cost effective

#### Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



### Optimising natural light

#### Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



### Exceeding regulations

#### Exceeding requirements

Gazeley is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

# ABOUT GAZELEY

**Gazeley** is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 22.6 million sq ft portfolio concentrated in the strategic logistics markets of the UK, Germany, France, Spain, Italy, Poland and the Netherlands.

In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 30.1 million sq ft.

Gazeley is GLP's Europe platform.



**22.6 million sq ft  
portfolio**



**Leading with  
innovation**



**European  
market leader**



**Award winning  
developments**



# LOCATION AND TRAVEL DISTANCES



Destination	Miles	Drive time
DIRFT	26	54 mins
East Midlands Airport	56	1 hr 44 mins
Birmingham	55	1 hr 52 mins
London	66	2 hrs 42 mins
Sheffield	107	3 hrs 12 mins
Felixstowe	123	3 hrs 41 mins
Manchester	138	4 hrs 15 mins

## HGV DRIVE TIMES

Source: [freightjourneyplanner.co.uk](http://freightjourneyplanner.co.uk)

Destination	Miles	Drive time
M1 J15	9	23 mins
A14 J8	11	36 mins
M1/M6	20	46 mins
M1/M25	51.5	1 hr 39 mins



G-Park Northampton  
 Summerhouse Road  
 Moulton Park Industrial Estate,  
 Northampton  
 NN3 6WD



Strategic location



NN3 6WD



## CONTACTS

### Gazeley

a GLP  company



If you would like any further information on the building, or to arrange a meeting, please contact:

**Joe Garwood**  
Development Director, Gazeley

 [joe.garwood@gazeley.com](mailto:joe.garwood@gazeley.com)  
 +44 (0)20 7901 4452

**London office**  
50 New Bond Street  
London WS1 1BJ



**Olivia Hinds**  
Development Surveyor, Gazeley



 [olivia.hinds@gazeley.com](mailto:olivia.hinds@gazeley.com)  
 +44 (0)20 7901 4463

**London office**  
50 New Bond Street  
London WS1 1BJ

### PROPERTY AGENTS




**Franco Capella**  
 [franco.capella@burbagerealty.com](mailto:franco.capella@burbagerealty.com)  
 +44 (0)7834 197 403

**Tom Kimbell**  
 [tom.kimbell@burbagerealty.com](mailto:tom.kimbell@burbagerealty.com)  
 +44 (0)7920 005 471

### DEVELOPMENT MANAGER



**Nick Redwood**  
 [nickredwood@gmail.com](mailto:nickredwood@gmail.com)  
 +44 (0)7881 826 005