



glp.com/eu

G-Park Northampton

Unit 1



Immediately available



NN3 6WD



50,658
SQ FT



4,706
SQ M



Clear height
10m



Key statistics

Built for logistics

5
Dock
levellers

2
Level access
doors

10m
Clear internal
height

40m
Yard
depth

Storage capacity

6,986
VNA pallet
positions

5,086
Wide aisle
positions

50
KN psm
Floor load

Energy supply

150KVA
Incoming
power supply

Increased parking

35*
Car parking
spaces

2
Electric car
charging bays

9†
HGV parking
spaces

Sustainability and well being

Very Good
BREEAM

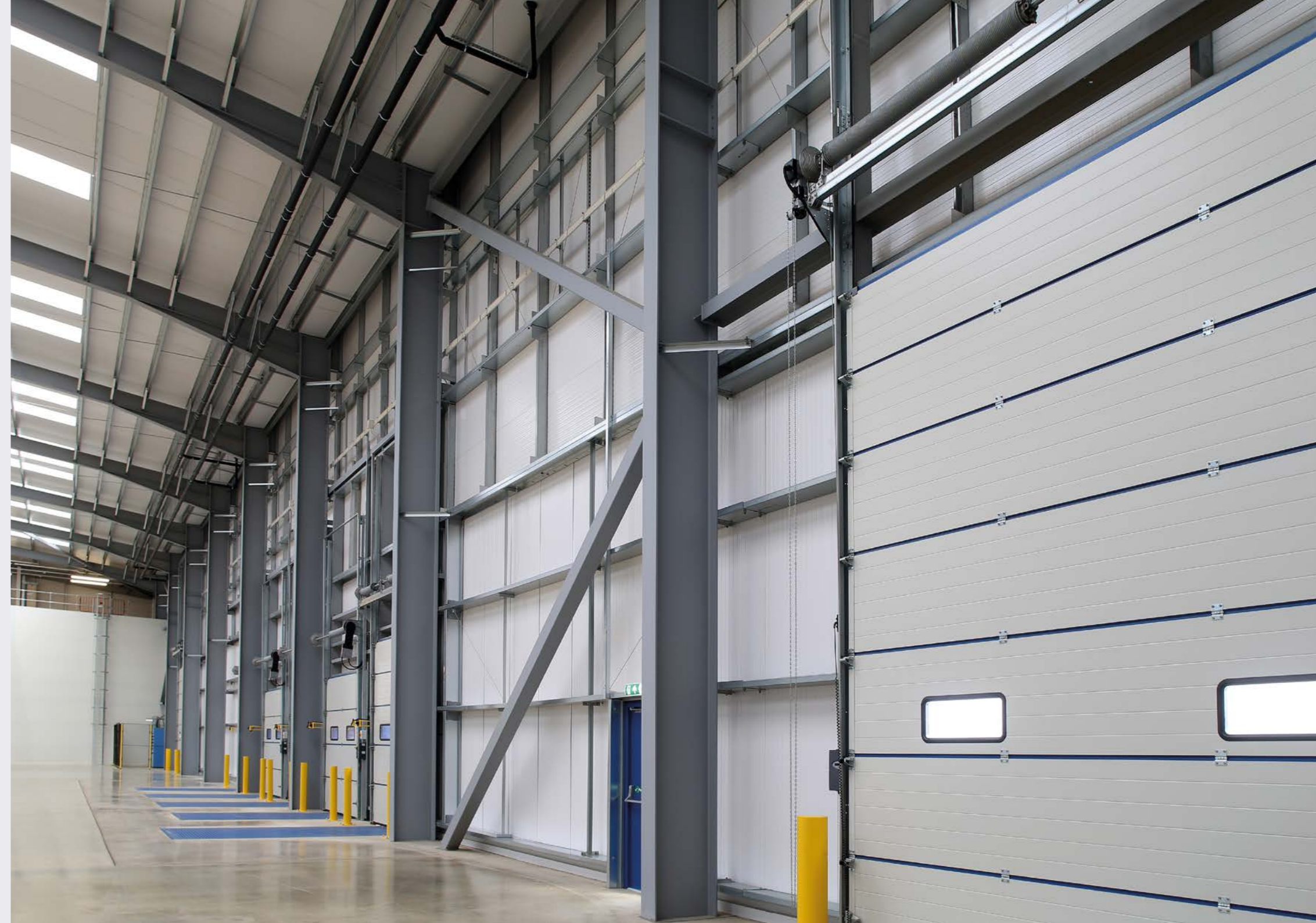
A
EPC
Rating

10m clear internal height
(From internal ground floor level)

Internal
ground
floor level



1.2m dock wall height



* Includes electric car charging bays † Includes loading doors

G-Park Northampton, Moulton Park

Unit 1

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.

Unit 1 is a 50,658 sq ft logistics distribution facility and is immediately available to let. The highly specified Grade 'A' rated facility has achieved the BREEAM 'Very Good' rating and is 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.



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



Distribution and logistics warehouse
50,658 sq ft
4,706 sq m



Strategic location

Strategic location

Strategically located on the M1 midway between London and Birmingham.



Public transport

Public transport

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



Strong labour pool

Strong labour pool

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



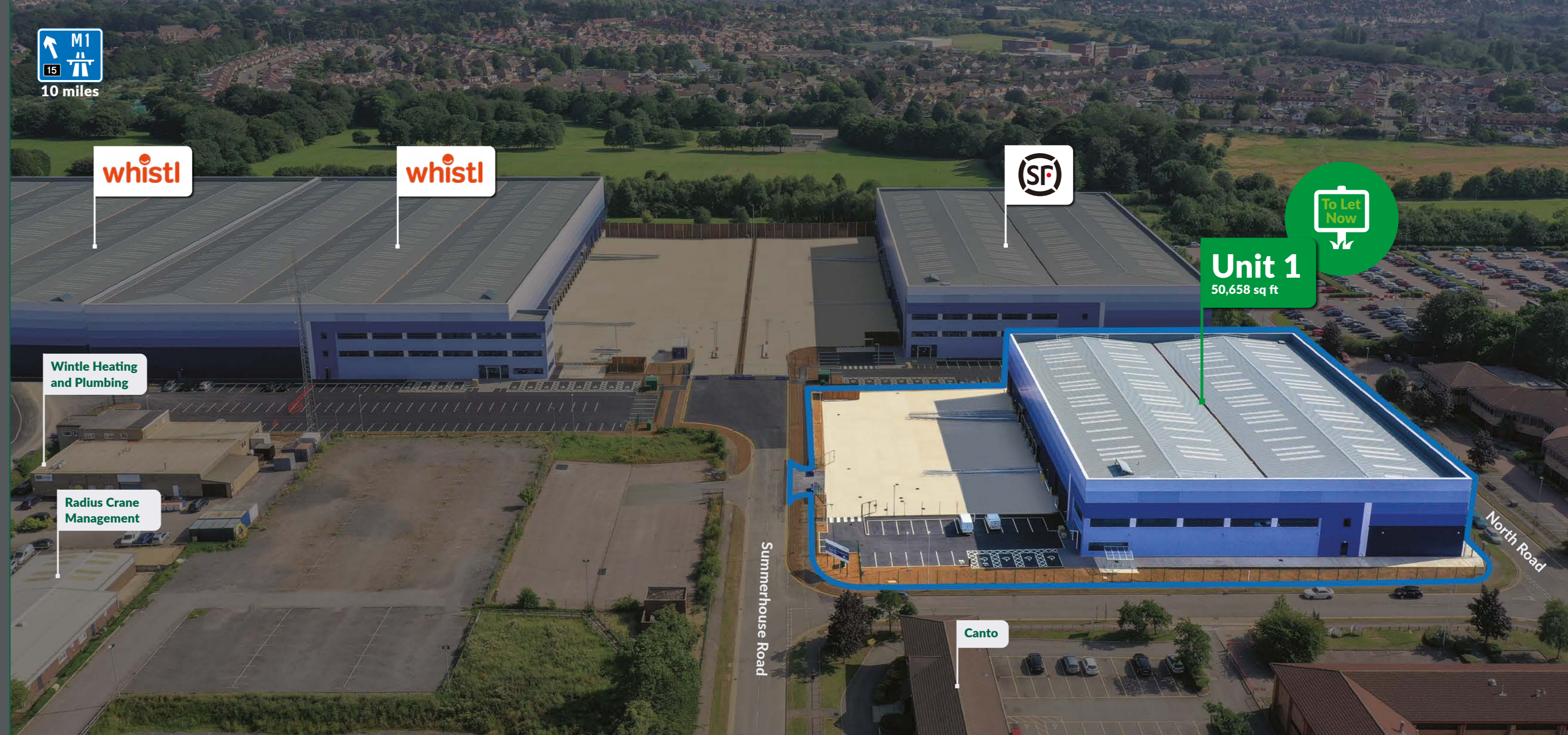
G-Park Northampton, Moulton Park

Grade 'A' specification within a strategic location

G-Park Northampton is in a key location, it is equidistant between two of the country's biggest conurbations, just 66 miles north of central London and 55 miles south east of Birmingham.

The site is strategically located, which provides access to the A43 and A45 dual carriageway, which offers access to the M1 junction 15 (10 miles).

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



G-Park Northampton, Moulton Park

Reasons to be here



Location

Northampton is situated in close proximity to both the M1 and M40 motorways offering rapid connection to both the north and the south. It is also within easy reach of the M6 and A14 providing excellent access to the east and west. 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 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%.

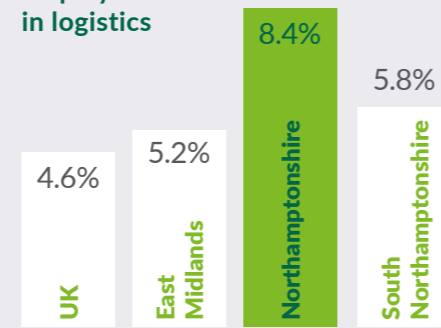
The whole of Northamptonshire can be reached within a 40 minute drive-to-work time of G-Park Northampton.

Drive to work times



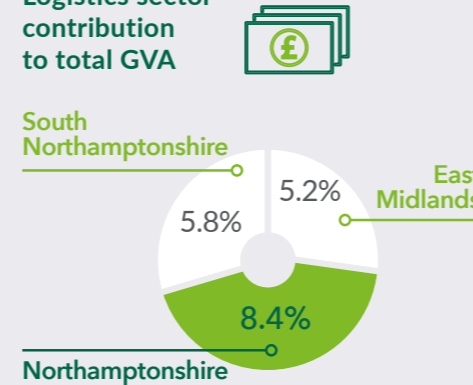
- 15 mins
- 30 mins
- 45 mins

Workforce employed in logistics



Source: GVA – South Northamptonshire Logistics Study March 2017

Logistics sector contribution to total GVA



Source: GVA – South Northamptonshire Logistics Study March 2017

Population within a 45 minute drive of the site

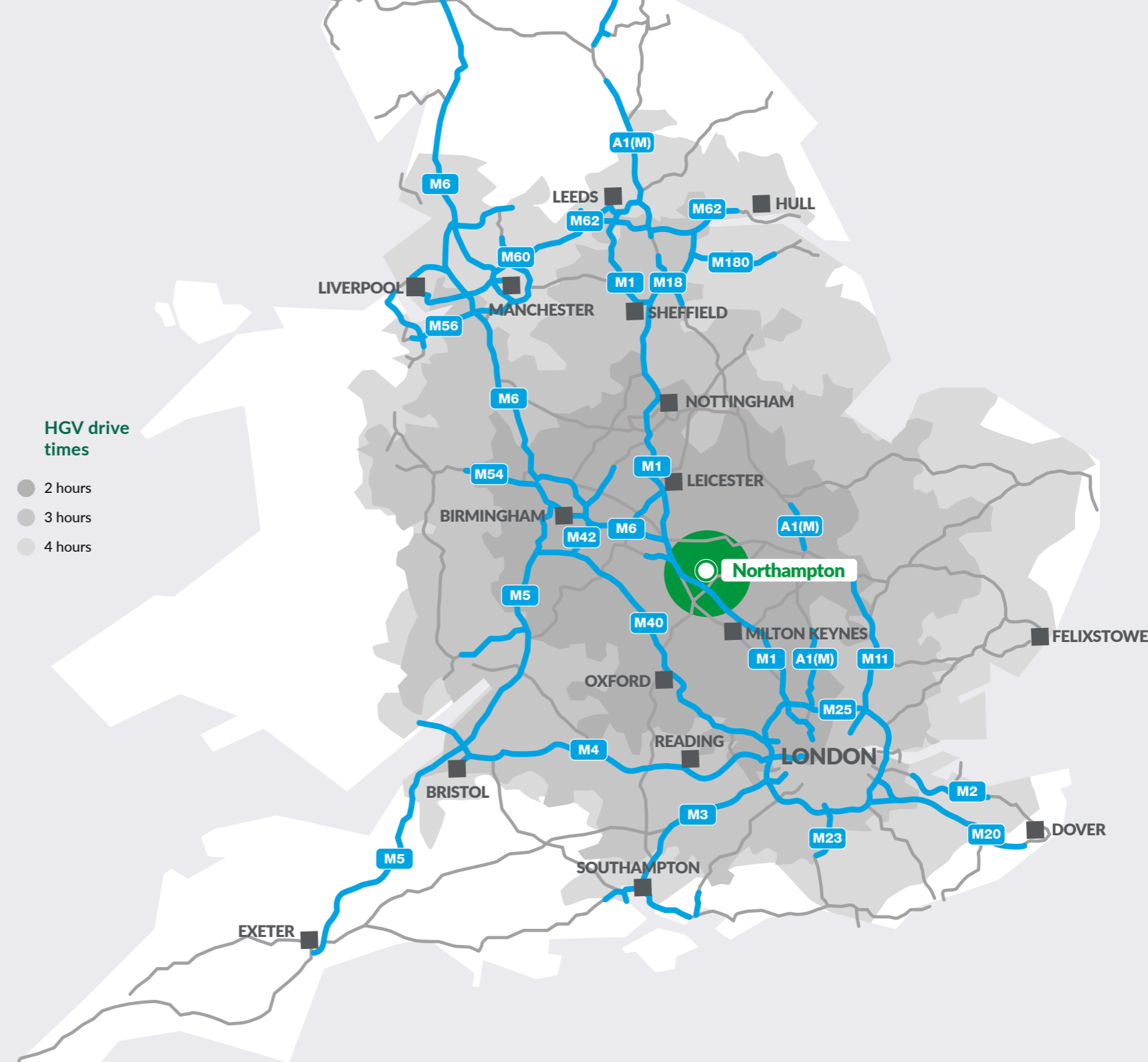


Over 750,000

Source: www.drivetimemaps.co.uk

HGV drive times

- 2 hours
- 3 hours
- 4 hours



Destination Miles

Destination	Miles
DIRFT	26
East Midlands Airport	56
Birmingham	55
London	66
Sheffield	107
Felixstowe	123
Manchester	138
M1 J15	10
A14 J8	11
M1/M6	20
M1/M25	52

G-Park Northampton Unit 1

Site plan & spec

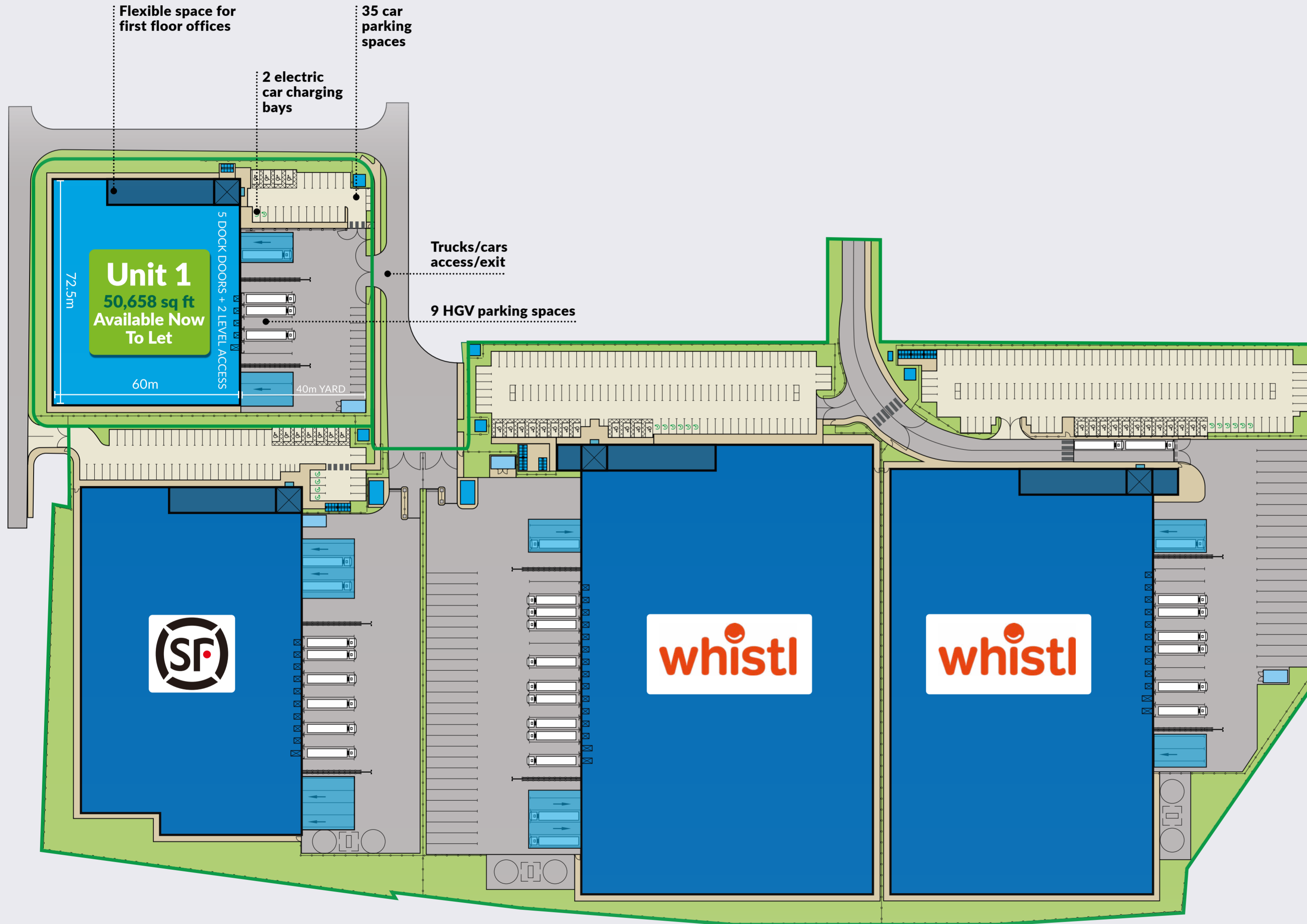
10m
Clear
Height

10m
clear
height

GLP



Site plan & spec



Schedule of accommodation

Unit 1 - available now

	TOTAL GIA 50,658 SQ FT	TOTAL GIA 4,706 SQ M	To Let Now
Warehouse		46,106 sq ft	4,283 sq m
First floor offices		4,552 sq ft	423 sq m
Total GIA	50,658 sq ft	4,706 sq m	

Key features

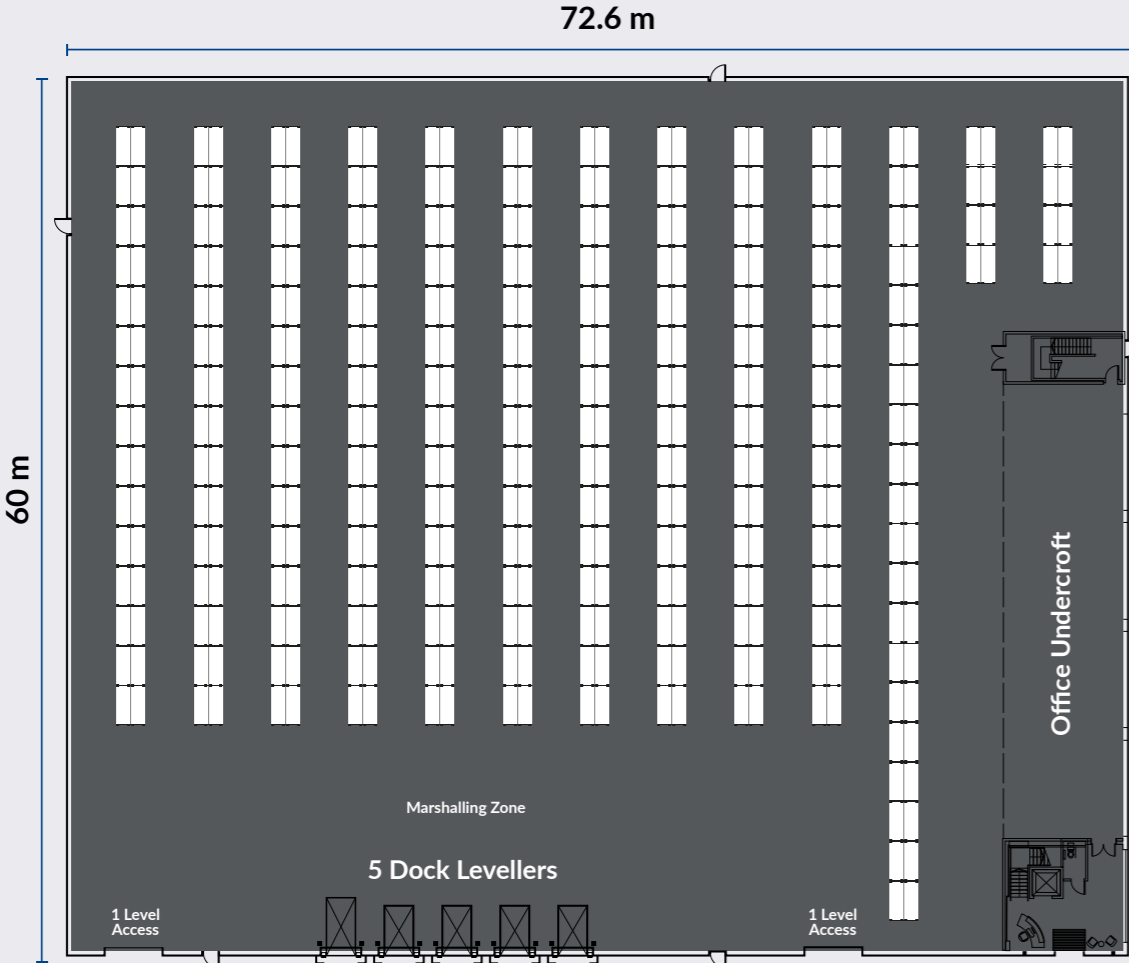
- Clear height 10m
- 2 level access
- 5 dock doors
- 9 HGV parking†
- 35 car parking

† Includes loading doors



Indicative racking layout

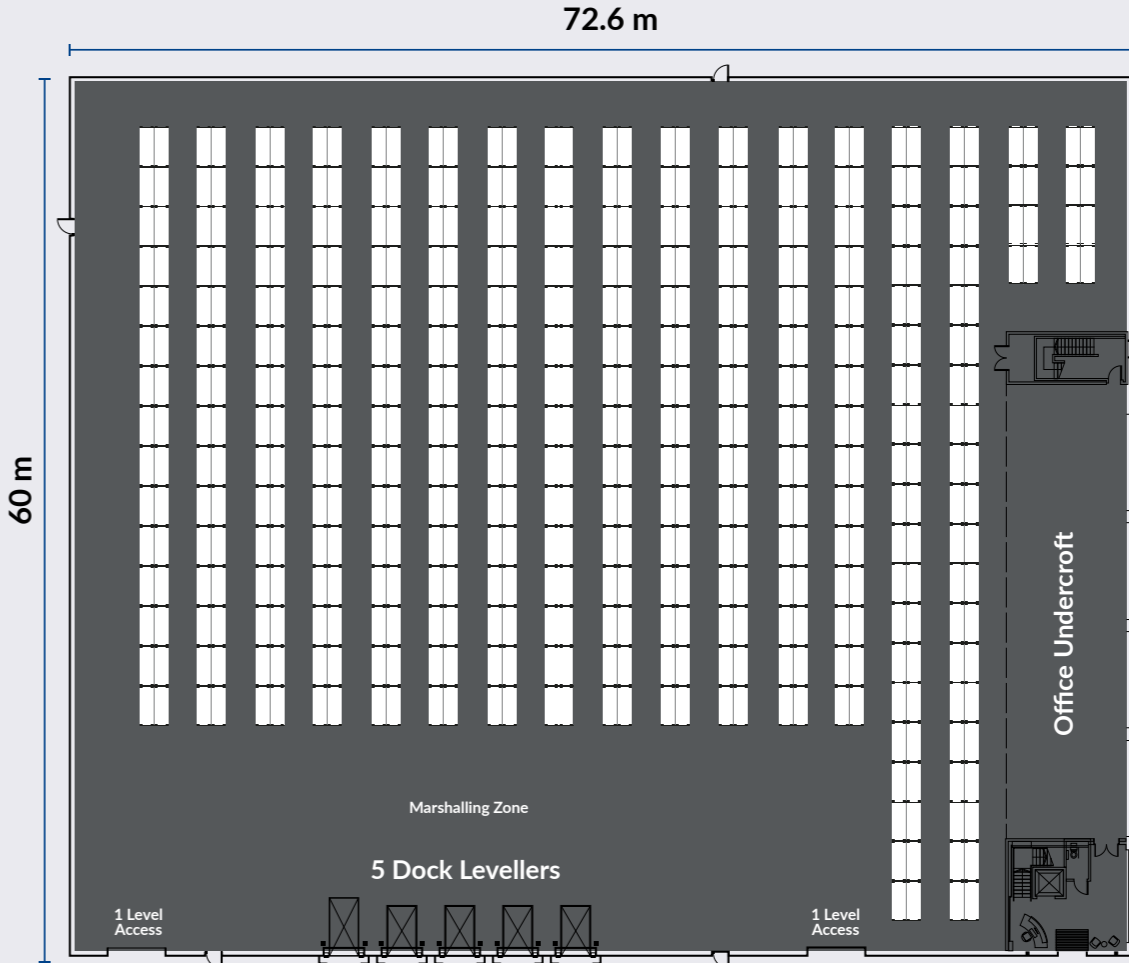
Wide aisle racking layout



5,086
pallet
spaces

Indicative racking layout

Narrow aisle racking layout



6,986
pallet
spaces

G-Park Northampton Unit 1

Sustainability as standard



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

GLP 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.



G-Park Northampton Unit 1 BREEAM® and energy efficiency ratings

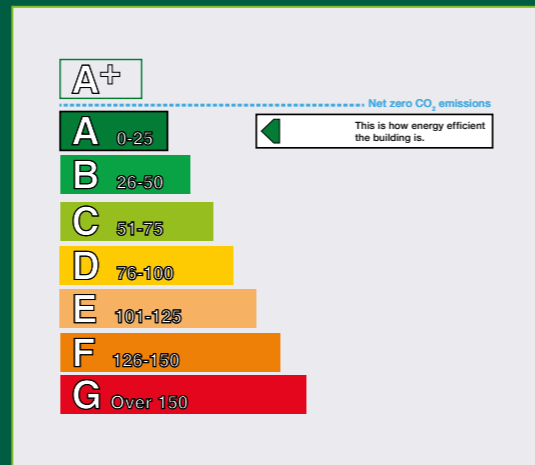
BREEAM® UK



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



Rating: Very Good



Monitoring energy usage

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



Cost-effective

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



Reducing water usage

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



Optimising the use of natural light

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



Recycled & recyclable materials

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



Exceeding requirements

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



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million sq m across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. **Learn more at www.glp.com**



**4 million sq m
operating portfolio**



**9 million sq m
development in 30 years**



**4 million sq m
development pipeline**



**Strong
global presence**





Location & travel distances



Destination	Miles	Drive time
DIRFT	26	54 mins
East Midlands Airport	56	1hr 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

Destination	Miles	Drive time
M1 J15	10	23 mins
A14 J8	11	36 mins
M1/M6	20	46 mins
M1/M25	52	1 hr 39 mins

Source: freightjourneyplanner.co.uk





Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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
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Moulton Park
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