

Unit 2 G-Park Northampton

90,852 sq ft industrial and logistics speculative warehouse — available September 2025!



Available
September 2025



90,852
sq ft



High spec



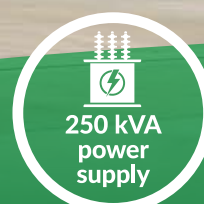
Strategic
location



15m
clear height



NN3 6WD



GLP

eu.glp.com

Key statistics



BUILT FOR LOGISTICS



90,852
sq ft



8,440
sq m



10
Dock doors



4
Level access doors

STORAGE CAPACITY



15m
Clear internal height



13,881
VNA pallet positions



10,367
Wide aisle pallet positions



50 KN psm
Floor load

ENERGY SUPPLY



250 kVA
Incoming power supply

+200 kVA
power upgrade coming soon



Building
Environmental Analytics

INCREASED PARKING



64
Car parking spaces



4
Electric car charging bays



8
HGV parking spaces



38m
Yard depth

SUSTAINABILITY & WELL BEING



'Very Good'
BREEAM fit-out rating



'A'
EPC Rating



Optimising
natural light

Internal
ground
floor level



1.2m dock wall height

15m
clear internal height
(from internal ground floor height level)

Prime 90,852 sq ft ready for business at Moulton Park



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.

High-spec logistics facility

Unit 2 is a 90,852 sq ft logistics distribution facility — available September 2025. Grade 'A' rated, the highly specified building has achieved BREEAM scoring Very Good and suitable for a range of occupiers including last mile logistics, 3PLs, retail/FMCG and manufacturers.

Premier Northamptonshire location

Molton 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 Business Centre. Credit: Google Earth



STRATEGIC LOCATION

G-Park Northampton is equidistant from London (66 miles) and Birmingham (55 miles). This prime position offers four-hour drive access to 90% of England and Wales.



PUBLIC TRANSPORT

The No. 7 bus service travels regularly between Grange Park, the town centre, and Moulton Park. Additionally, bus stops in the immediate vicinity include services such as the No. 58, No. 54 and the X10 route connecting Northampton to Kettering, ensuring excellent public transport links.



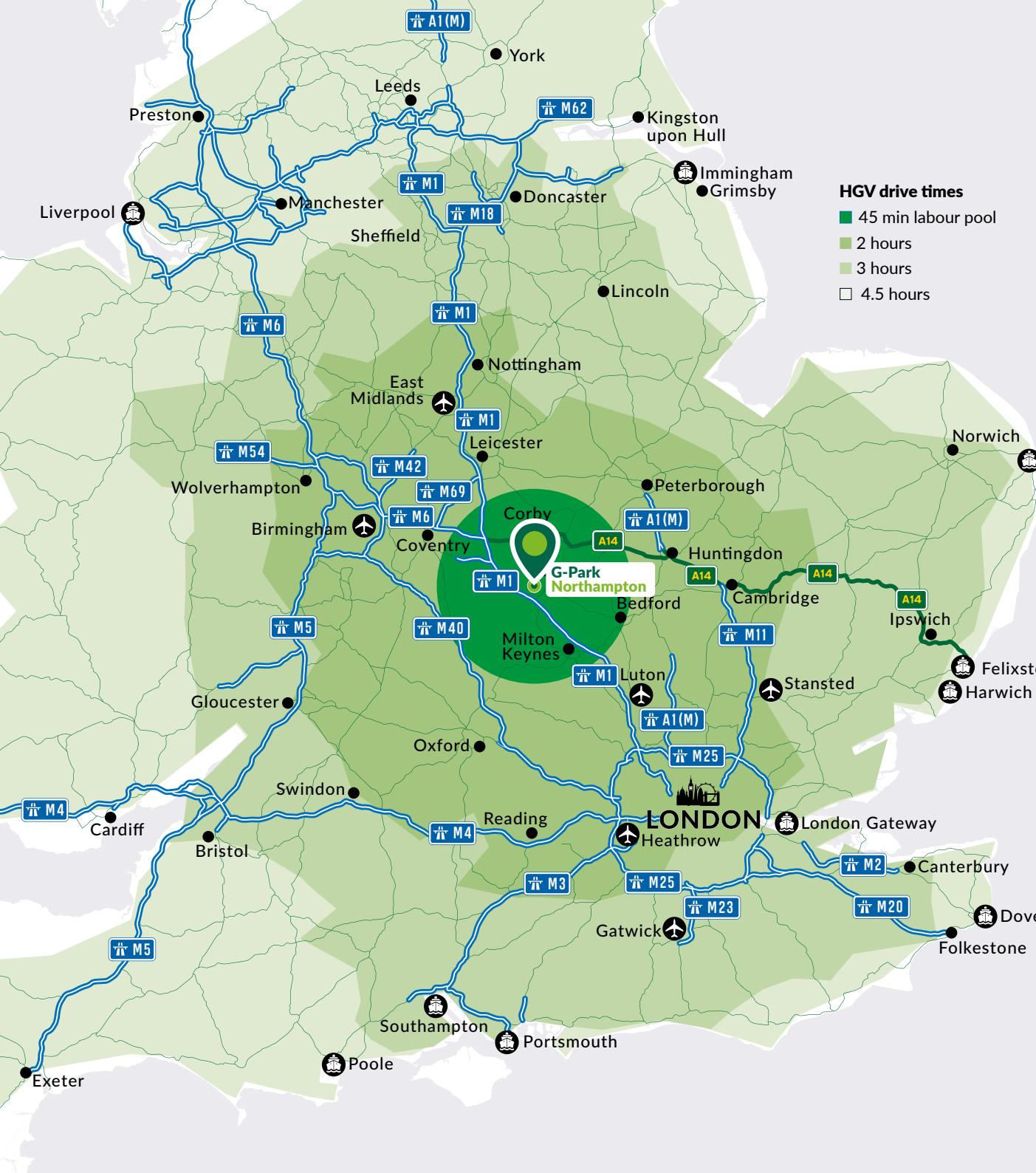
Location

Strategically located & well connected

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 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.



HGV DRIVE DISTANCES



Destination	Miles
M1 Junction 15	10
A14 Junction 8	11
M1/M6	20
M1/M25	52
Oxford	50
Birmingham	55
Central London	66
Sheffield	107
Manchester	138



Airports	Miles
London Luton Airport	44
East Midlands Airport	56
Heathrow Airport	74
Stansted Airport	80
Gatwick Airport	110

Source: Google Maps



Labour

Optimising your operations: access to a skilled labour force

Northampton stands out as a prime location for logistics, boasting a deep and readily available pool of skilled labour.

This is underscored by significant regional growth, with logistics employment in Northamptonshire increasing by an impressive 50.9% over the past 15 years. This sustained growth ensures a dynamic and experienced workforce, ideal for a wide range of logistics operations.

Critically, the entire Northamptonshire region is accessible within a convenient 40-minute drive-to-work time of G-Park Northampton. This exceptional connectivity not only broadens your recruitment catchment but also ensures a reliable and efficient daily commute for your workforce, contributing to operational stability and employee satisfaction.

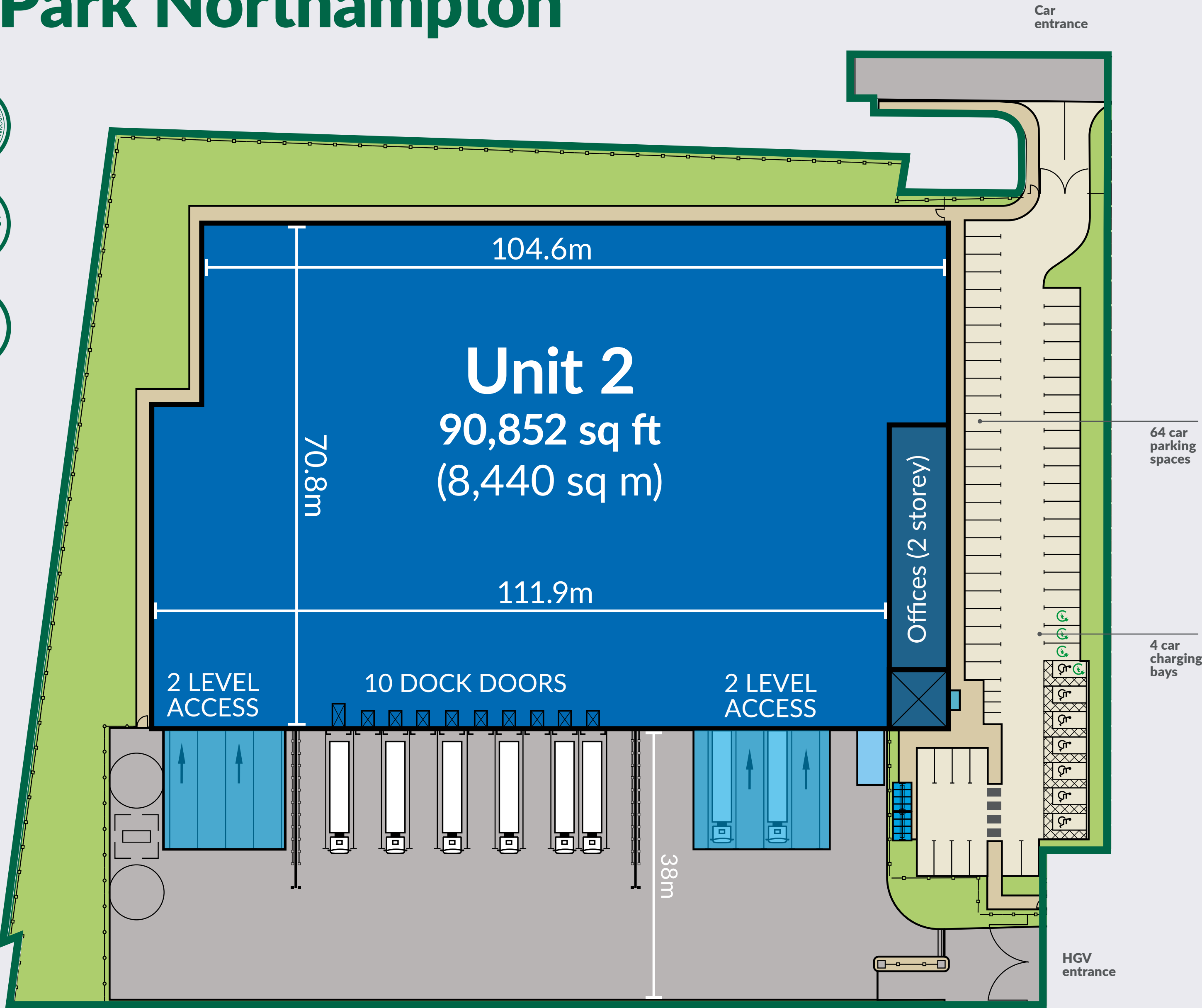
With approximately 10% of Northamptonshire's workforce employed in transport and logistics, and half of those roles within warehousing and storage, you can be confident in securing the talent needed to drive your business forward.



Strong labour pool

Unit 2

G-Park Northampton



SCHEDULE OF ACCOMMODATION

TOTAL GIA
90,852 SQ FT

TOTAL GIA
8,440 SQ M

Warehouse	82,829 sq ft	7,695 sq m
Offices (2 storey)	8,023 sq ft	745 sq m
Total GIA	90,852 sq ft	8,440 sq m

KEY FEATURES

- 15m clear height
- 4 level access
- 10 dock doors
- 8 HGV parking
- 64 car parking
- Self contained, secure site
- XX.XX acres (X.XX ha)
- 38m yard depth
- 200 kVA power supply
- Building Environmental Analytics
- For first year of occupancy
- 50 kN/m² floor loading



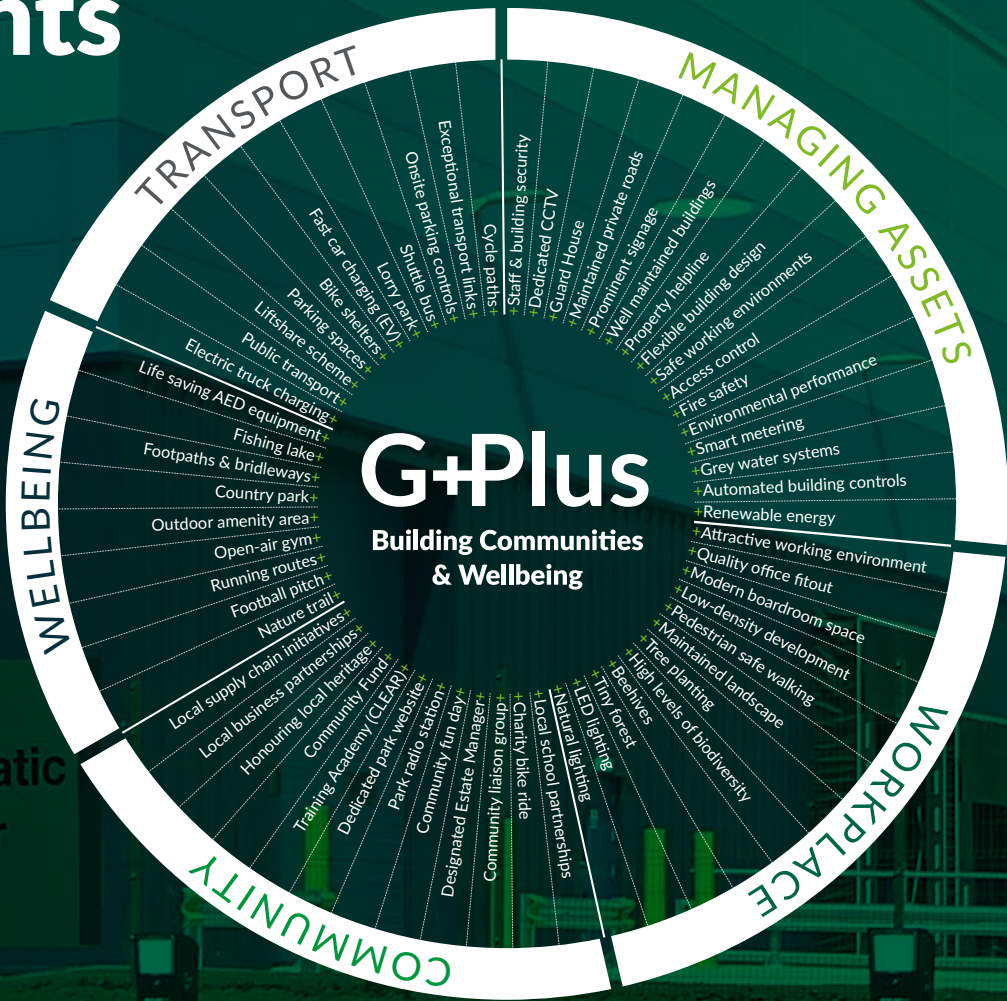
Building environments that work for you

Transport+Managing Assets+Workplace
+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work.
G-Plus — an initiative from GLP.

We're more than a logistics park

G+Plus Automatic door
Building Communities & Wellbeing



Benefits of working at G-Park Northampton

G-Park Northampton takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging to easy access to transportation and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.



Exceptional transport links



Safe working environments



Attractive work environment



Public transport



Renewable energy



Quality office fitout



Pedestrian safe walking



Parking spaces



Natural lighting



Bike shelters



Fast car charging (EV)



Well maintained buildings



Smart metering



Automated building controls



Modern boardroom space



Environmental performance



Grey water systems



LED lighting

* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

Towards Tomorrow

Our guiding Sustainability Principles

At GLP, we're not just building warehouses, we're building a sustainable future for the logistics industry.

Towards Tomorrow, our commitment to ESG: develop and manage sustainable assets, govern with high ethics, promote well-being and value our ecosystem — goes beyond words. It's embedded in every aspect of our business, from the design and construction of our buildings to how we engage with our communities. We believe that sustainability is not just good practice, it's good business.



BREEAM® UK



1. DEVELOP AND MANAGE SUSTAINABLE ASSETS

We aim to create and manage sustainable buildings throughout their life cycle, offering exceptional service and contributing to a low-carbon future.



3. PROMOTE WELL-BEING

We promote a positive work environment, prioritising a safe, diverse, and inclusive workplace while investing in our colleagues' development and well-being.



2. GOVERN WITH HIGH ETHICS AND TRANSPARENCY

We operate with integrity and honesty, expecting the same from our partners. High ethical standards are fundamental to all our business activities.



4. VALUE OUR ECOSYSTEMS

We strive to adopt a holistic approach to contribute to the preservation of the natural ecosystem and the well-being of the communities surrounding our assets.

SUSTAINABILITY THROUGH TECHNOLOGY

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.

Ratings and targets



BREEAM® UK New Construction 2018: Industrial (Shell and Core)

RENEWABLE ENERGY FOR ALL GLP REMOVES THE BARRIERS

Our ambition is to become one of the leading renewable energy developers, investors and operators in Europe.

GLP will develop, own and operate the solar projects, removing the capital cost constraint for customers.



Discover more here...



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



15% less operational carbon
in day-to-day operations



12% less embodied carbon
than industry standard



Painted using VOC free natural paint



Natural light
Light band in cladding to bring natural light into the warehouse area



Excellent air tightness



Provision for electric vehicles



Planet Mark
Offered for first year of occupancy to help manage energy use



Regionally sourced plants



Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities



Roof PV ready



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



Solar thermal
Solar thermal pre-heating for hot water



Rain water harvesting
For use in toilet flushing and other non-potable applications



BREEAM
'Very Good'



LED lighting throughout



WELL ready



100% recycled & recyclable carpets



Low water spray taps



G-Hive scheme and wildflower planting to improve biodiversity



Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption



Read our GLP
2023 European ESG report

GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to eu.glp.com**



**10.3 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



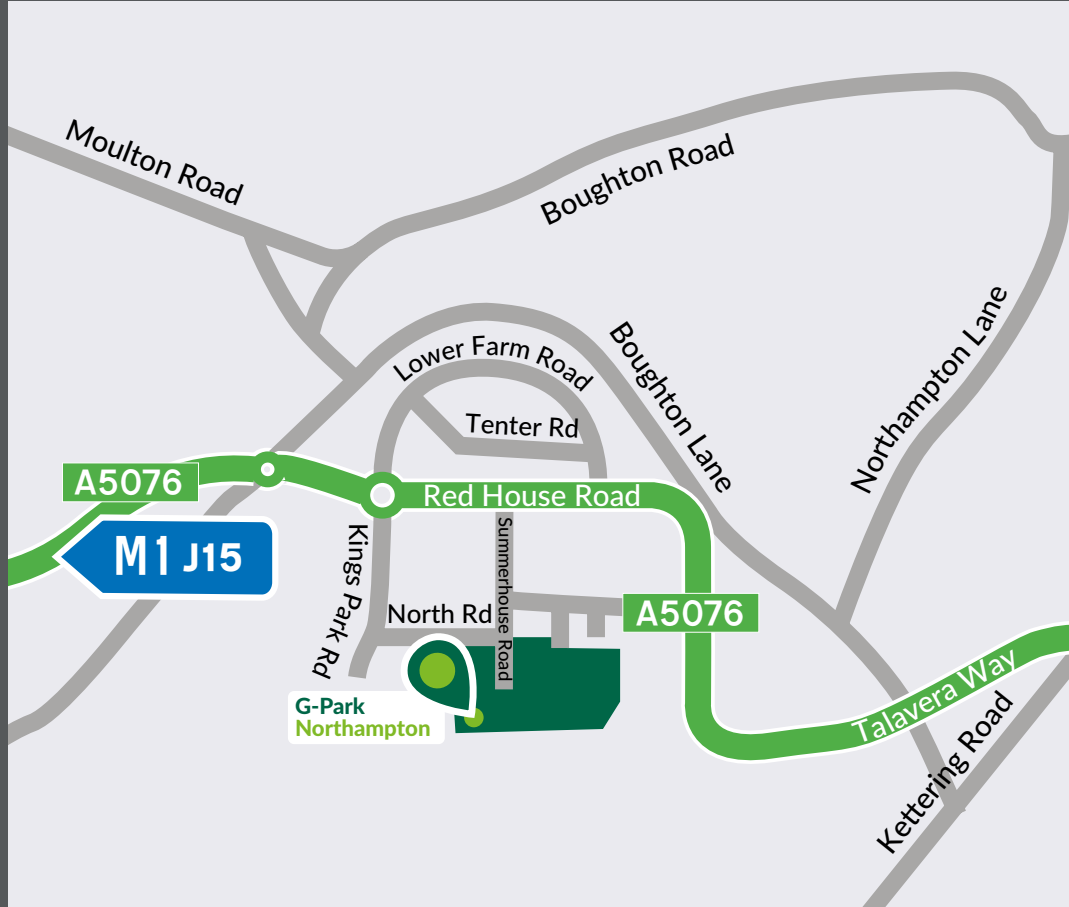
**1.3 million sq m
development pipeline**



**Strong
global presence**



Location & national road links



Major road links
Junction 15 of the M1, is 10 miles to the West.



Major road links
The M6 is 20 miles to the North via the M1.



Major road links
Junction 8 of the A14, is 11 miles to the North.



Major road links
The M25 is 52 miles to the South via the M1.



Contacts

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



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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. August 2025. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com


G-Park Northampton

Unit 2



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