

AVAILABLE Q3 2027



PLATFORM

BRACKMILLS



**THREE NEW PRIME
INDUSTRIAL & LOGISTICS UNITS**

46,436 sq ft | 63,669 sq ft | 76,133 sq ft

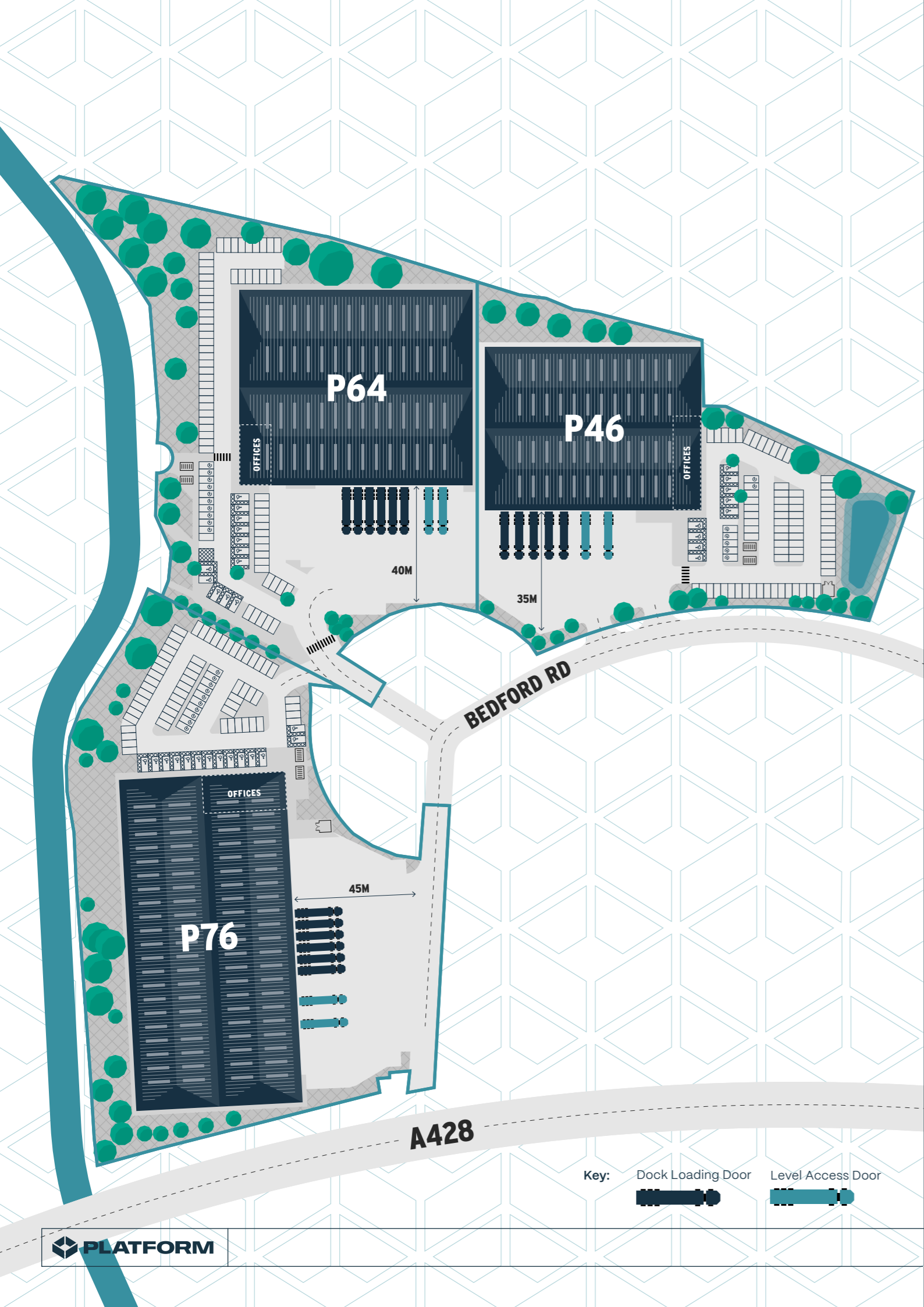
Bedford Road, Northampton NN4 7YD

PURPOSE-BUILT FOR PERFORMANCE

A new, high-quality industrial development at Brackmills, one of the Midlands' most established logistics locations. The scheme comprises three new, purpose-built units totalling **46,436, 63,669 and 76,133 sq ft**, designed to support efficient operations.



UNIT P46 - 46,436 SQ FT



DELIVERED TO A HIGH SPECIFICATION, THE SCHEME REFLECTS A CONSIDERED APPROACH TO INDUSTRIAL DESIGN.

The buildings balance scale, efficiency and build quality, providing flexible space capable of accommodating a wide range of industrial and distribution uses.

Unit P46	Sq Ft GIA	Sq M GIA
Warehouse	42,937	3,989
Office	3,498	325
Total	46,436	4,314

Unit P64	Sq Ft GIA	Sq M GIA
Warehouse	59,234	5,503
Office	4,435	412
Total	63,669	5,915

Unit P76	Sq Ft GIA	Sq M GIA
Warehouse	71,020	6,598
Office	5,113	475
Total	76,133	7,073

 SIZE SQ FT GIA		 EAVES HEIGHT		 YARD DEPTH		 FLOOR LOADING	
P46	46,436	P46	10m	P46	35m	P46	50 kN/m ²
P64	63,669	P64	12m	P64	40m	P64	50 kN/m ²
P76	76,133	P76	12m	P76	45m	P76	50 kN/m ²
 DOCK LEVEL		 LEVEL ACCESS		 POWER		 CAR PARKING	
P46	4	P46	2	P46	560 kVa	P46	89
P64	6	P64	2	P64	748 kVa	P64	120
P76	6	P76	2	P76	829 kVa	P76	160
 BREEAM		 EPC		 PV PANELS		 EV CHARGING	
P46	Excellent	P46	A	P46	10%	P46	5
P64	Excellent	P64	A	P64	10%	P64	10
P76	Excellent	P76	A	P76	10%	P76	12



DECATHLON

DACHSER
Intelligent Logistics

UNISERVE

great bear

DHL

Clipper

CYGNIA
LOGISTICS

M1

J15

DACHSER
Intelligent Logistics

ILG

DSV

DHL

HUXLOE

nationalgrid

STANLEY

Wickes

John Lewis

ACS STAFFING
SOLUTIONS

BRACKMILLS
MOT CENTRE

YODEL

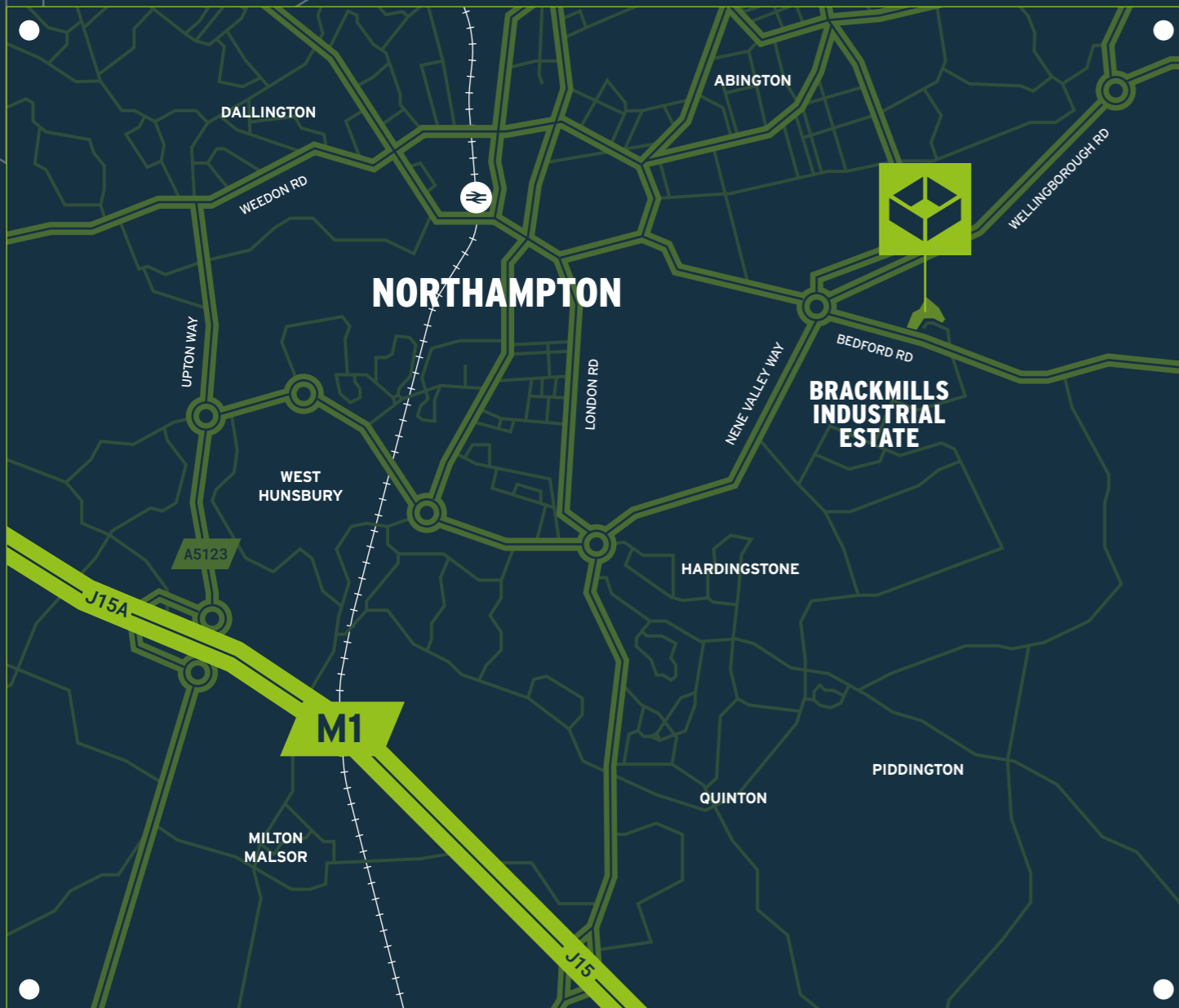
BEDFORD ROAD

NENE VALLEY WAY

A45



A PROVEN BASE FOR INDUSTRIAL OCCUPIERS



LOCATED WITHIN THE BRACKMILLS INDUSTRIAL ESTATE, THE SCHEME SITS IN ONE OF NORTHAMPTON'S MOST ESTABLISHED COMMERCIAL LOCATIONS.

Positioned within the UK's Logistics Golden Triangle, immediate access to Bedford Road provides direct routes into Northampton town centre, with the M1 motorway close by, supporting efficient regional and national distribution.

Northampton offers a large and experienced industrial workforce, underpinned by established logistics infrastructure and public transport links, including direct rail services to London and Birmingham. Together, this makes Brackmills a practical and reliable base for a wide range of industrial and logistics occupiers.



TRANSPORT LINKS	MILES	MINS
A45	2	5
M1	4	10
A43	5	12
A5	10	15



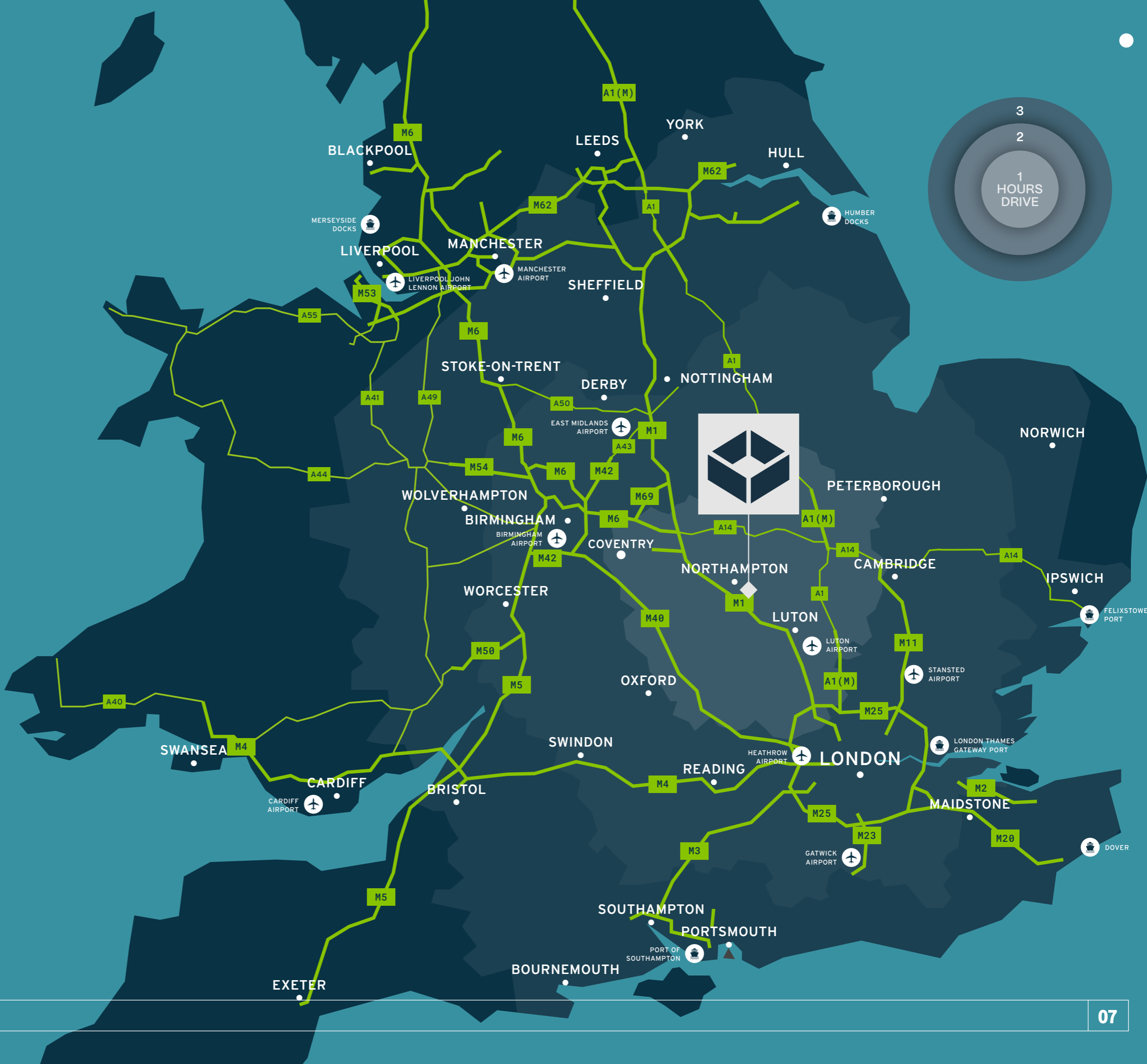
LOCATION	MILES	MINS
Northampton	2	6
Luton	35	48
Coventry	38	48
Cambridge	56	1 hr 17
Nottingham	70	1 hr 30
London	68	1 hr 55



AIRPORTS	MILES	MINS
East Midlands (EMA)	22	35
Luton (LTN)	40	55
Birmingham (BHX)	55	1 hr 10



PORTS	MILES	MINS
Port of London (Tilbury)	75	1 hr 40
Port of Southampton	90	1 hr 50
Port of Felixstowe	120	2 hr 15



WELL POSITIONED FOR MODERN LOGISTICS

Platform Brackmills delivers modern, purpose-built industrial accommodation designed around the practical demands of today's occupiers. Combining robust specification, flexible scale and considered design, the scheme provides high-quality space suited to efficient, long-term industrial and logistics operations.

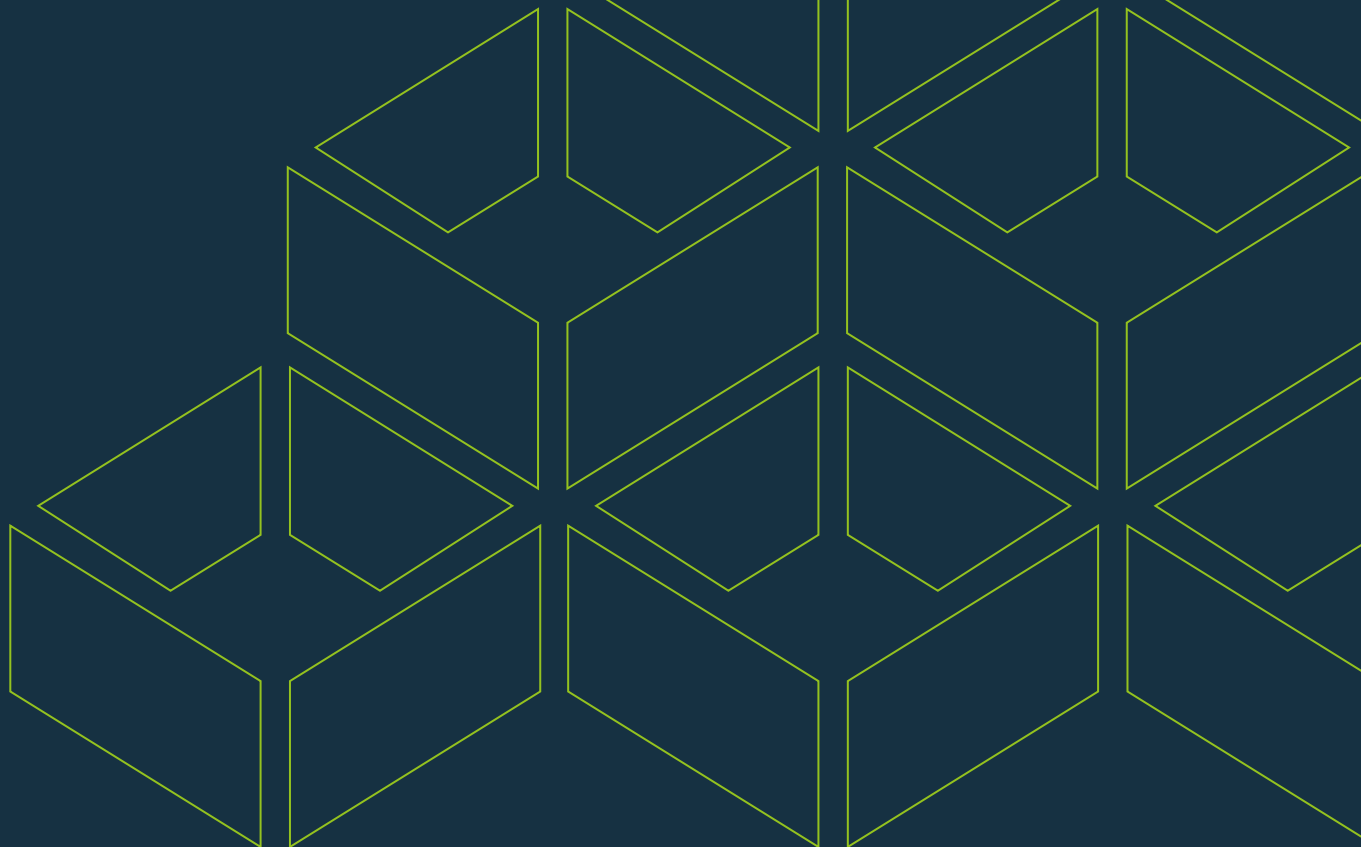
UNIT P64 - 63,669 SQ FT





PLATFORM

BRACKMILLS



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RICHARDSON

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