

TO LET - INDUSTRIAL

BRACKMILLS 87

Gowerton Road, Brackmills Industrial Estate, Northampton,
NN4 7BZ



Key Highlights

- 87,316 sq ft
- 3 x dock level doors
- 6,519 sq ft offices over three floors
- Racking and mezzanine floors in place for document storage operation
- 10m clear eaves height
- 1 x level access door
- 3 miles to J15 M1
- Secure site with automatic security gate

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Location

Brackmills 87 is situated on Gowerton Road, on Brackmills Industrial Estate, one of the UK's premier industrial and logistics locations. Access to the A45 dual carriageway lies less than 1 mile away and provides immediate links to the M1 at J15, just 3 miles away.



Description

Brackmills 87 comprises a 87,316 sq ft steel portal frame industrial / distribution unit constructed in the late 1990's. Occupying a secure 3.7 acre site, the warehouse has 3 covered dock level doors and 1 level access door, and a yard which stretches to 35m at its deepest point.

The warehouse space has been racking for a document storage operation and includes 3 levels of mezzanine floor. A fully operating sprinkler system has also been built into each mezzanine level.

Office accommodation is split over three floors totaling 6,519 sq ft including WC's, welfare facilities, carpeted floors, suspended ceilings, gas central heating, lighting and air conditioning in part.

Terms

The property is available on a new lease - terms to be agreed.

Viewings

Viewings by appointment through sole agents - Savills.



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