

New distribution unit **to let** at **SWAN VALLEY** Northampton

JUNCTION 15a M1

THE BIG SWAN

303,300 sqft (28,177 sq m)



www.swan-valley.co.uk


SWAN VALLEY

SWAN VALLEY the premier business location on the M1

Swan Valley extends to approximately 210 acres benefiting from consent for 2,100,000 sq ft of B1/B2/B8, a hotel and ancillary accommodation adjacent to junction 15a of the M1 motorway and is regarded by many to be the M1's premier business location.

Major occupiers include W M Morrison, Levi, Carlsberg and The Outdoor Group. Royal Mail have selected Swan Valley for their new 200,000 sq ft sorting facility for occupation in September 2009. The Big Swan occupies a prominent position, close to the entrance to Swan Valley, just off junction 15a of the M1.



THE BIG SWAN

distribution/industrial unit 303,300 sq ft (28,177 sq m)

SCHEDULE OF ACCOMMODATION

	ft ²	m ²
WAREHOUSE	286,100	26,578
OFFICES	14,900	1,385
TRANSPORT OFFICE	1,900	177
GATEHOUSE	400	37
TOTAL GIA	303,300	28,177

PALLET OPTION	PALLET LOCATION
WIDE AISLE LAYOUT	31,116
NARROW AISLE LAYOUT	50,120



WAREHOUSE

- 2 secure yards with minimum 50m depth
- 12m to underside of haunch
- 36 loading docks (including 3 European)
- canopy to loading area
- 2 level access loading doors
- 45 lorry parking spaces
- 1,000 lbs/sq ft (50 kN/sq m) floor loading
- gatehouse
- transport office -1900 sqft
- Area for sprinkler tank

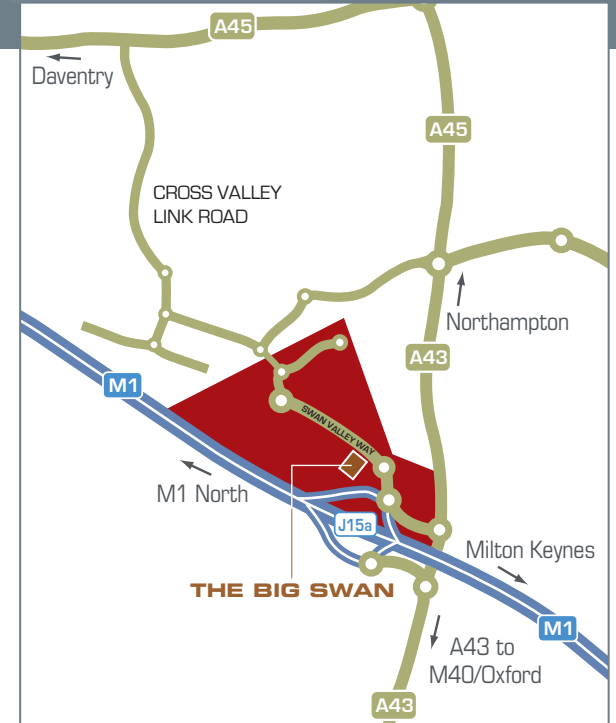
OFFICES

- prestigious reception area
- separate staff entrance
- ground, first and second floors fully fitted
- raised floors (first and second floor only)
- ground floor extension capabilities
- male, female and disabled toilet facilities
- passenger lift
- 233 car parking spaces
- 28 cycle parking spaces



Located at the centre of the UK's prime distribution area, the Park is accessed directly off the M1 at Junction 15a

SWAN VALLEY
Sat Nav NN4 9BA



A development by:



PROPOSALS

Detailed proposals are available including detailed specifications, freehold and leasehold terms. Please contact the agents for further information.

VIEWING

Our agents would be pleased to meet you at The Big Swan.



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