

OPEN STORAGE LAND - TO LET

10 - 21 ACRES (4 - 8.5 HA) APPROX

A45

Smurfit Kappa

DX

Royal Mail

hevey
building supplies

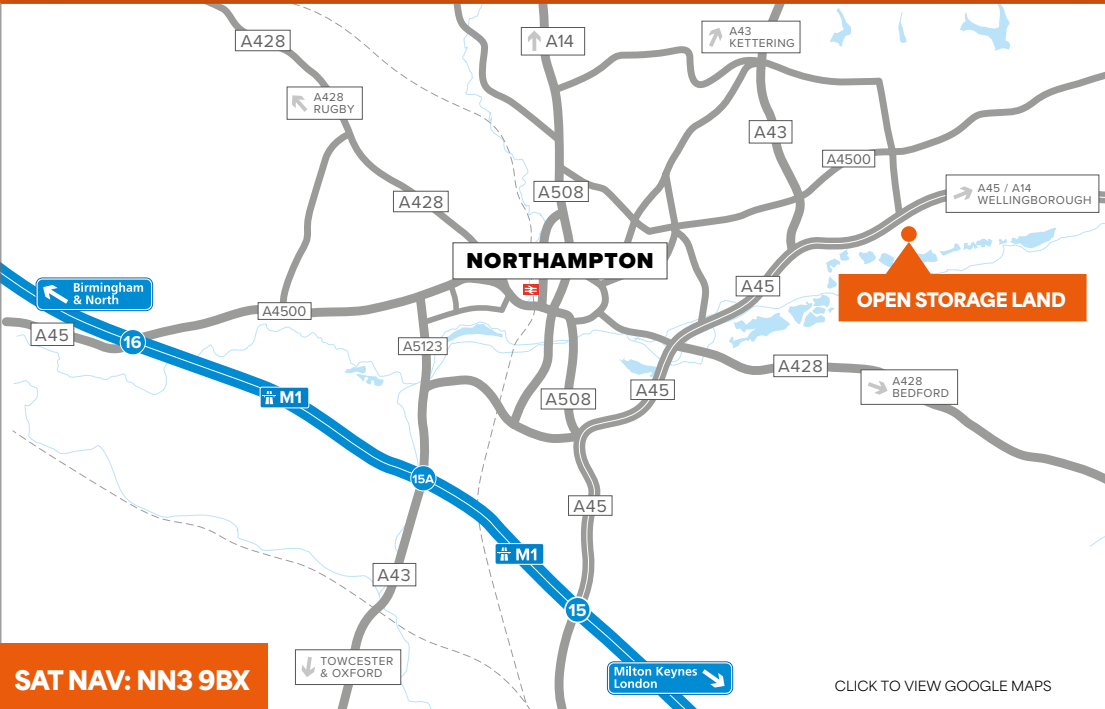
CROW LANE

RIGHT OF WAY

11 ACRES

10 ACRES

- AVAILABLE AS A WHOLE OR CAN BE SPLIT
- TO BE FULLY SERVICED WITH WATER & ELECTRICITY
- SECURE FENCED & GATED SITE
- OPTION FOR A PORTACABIN / OFFICE



LOCATION

Northampton is strategically located on the M1 (Junction 15, 15a & 16) and is one of the leading commercial distribution locations within the Midlands. The town benefits from excellent road communications with the A43, A45, A508 and A428 all providing excellent access to the surrounding area.

The land is located just south of the Crow Lane Junction of the A45, just 10 minutes (7 miles) from junction 15 of the M1. The site is gated and secure and is accessed via the Anglian Water site. The site is opposite the Crow Lane Industrial Estate and c. 2 minutes' drive from the Riverside Retail Park.

CONNECTIONS

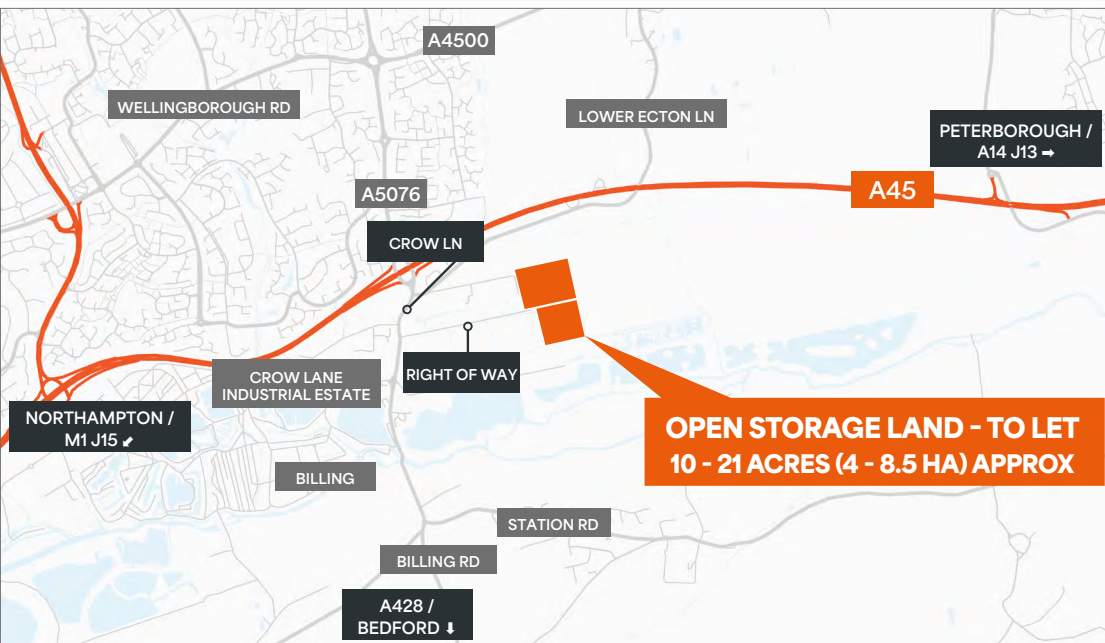
ROAD

Northampton Town Centre	5 miles
Northampton Train Station	6 miles
Junction 15 M1	7 miles
Junction 13 A14	17 miles
Milton Keynes	20 miles
Birmingham	61 miles
London	70 miles



RAIL

Milton Keynes	14 mins
Coventry	33 mins
London Euston	46 mins
Birmingham Int.	48 mins
Birmingham New St.	61 mins
Manchester	2 hours 2 mins





DESCRIPTION

Subject to planning, occupier preference and lease terms there is potential for the land to be developed to suit the ingoing tenants requirements.

Potential specification includes:

- Hard standing or concrete surface
- Palisade fencing
- Lighting
- Services - water & electricity via generator
- Portacabin
- W/Cs

ACCOMMODATION

Gross areas of approximately:

Plot C - 10 acres (4.04ha)

Plot A - 11 acres (4.45ha)

Total - 21 acres (8.49ha)

LEASE TERMS

Rent on application.

RATES

The property will be assed for rates once occupied.

PLANNING

Any lease granted will be subject to planning being granted.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The tenant will be responsible for VAT.

VIEWING

Viewing and further information strictly via the sole agents.

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