

Brackmills Central

BRACKMILLS INDUSTRIAL ESTATE
NORTHAMPTON | NN4 7EB

UNDER NEW
OWNERSHIP



Industrial / Warehouse Units

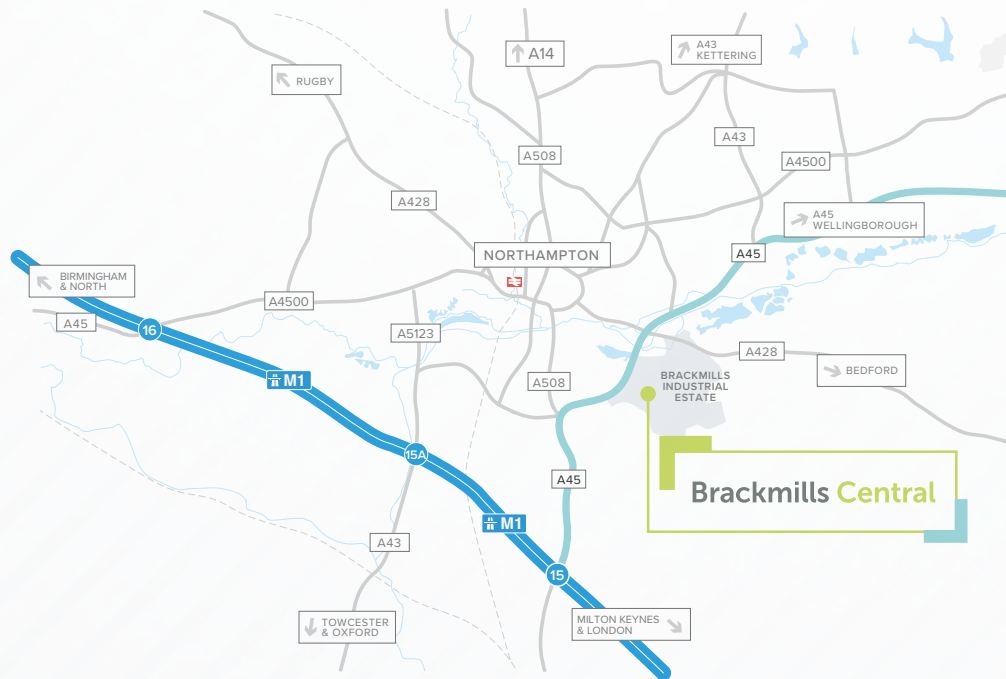
2,951 - 25,172 sq ft (273 - 2,338 sq m) in a prime location

LOCATION

Northampton is strategically located 18 miles south of the M1/M6/A14 interchange which forms one corner of the 'Golden Distribution Triangle' making it one of the leading commercial and distribution locations in the East Midlands.

It is located approximately 67 miles north west of Central London, 12 miles north west of Milton Keynes and 53 miles west of Cambridge. By rail, London Euston and Birmingham are easily accessible within an hour as are the international airports of Luton, Birmingham and East Midlands. London Gatwick and Heathrow are only 100 miles and 50 miles away respectively.

There is also a local airport at Sywell, east of the town, which offers facilities for business and freight services.



SITUATION

The estate is situated off Kilvey Road on the Brackmills Industrial Estate, Northamptonshire's premier industrial area located adjacent to the A45 dual carriageway.

The estate enjoys easy access to Junctions 15, 15A and 16 of the M1 motorway, within a few minutes' drive. There is also good access to the A14 (A1/M1 link road) via the A45, A43 & A508 which is approximately 14 miles away.

Brackmills is a desirable location as confirmed by it being the chosen destination for many major international companies such as: Coca Cola, Black & Decker, Panasonic, Tesco, Howdens, Barclaycard, Asda, John Lewis, The White Company and Wickes.

POSTCODE: NN4 7EB

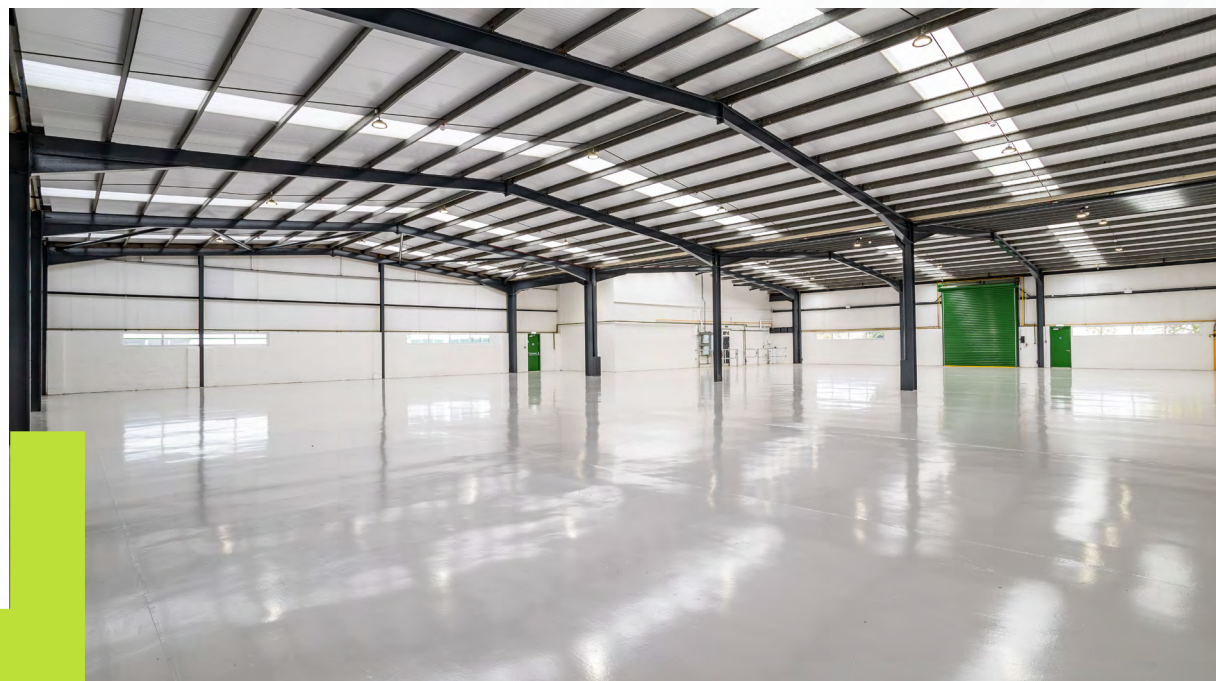
Prime location, just 5 minutes from **M1 junction 15**.



DESCRIPTION

The estate comprises a 32 unit multi-let estate of terraced and semi-detached industrial units ranging from c3,000 – c20,000 sq ft.

The accommodation is constructed around steel portal frames and benefit from pitched insulated roofs incorporating translucent rooflight panels, part blockwork internal walls and external profile steel cladding. The units are accessed via roller shutter doors to production/warehouse areas and personnel doors to office areas. Each has separate office/ancillary accommodation and WC facilities.



AVAILABILITY

26 LYVEDEN ROAD

2,951 sq ft (274 sq m)



Refurbished & Ready for Immediate Occupation

- Office/ancillary accommodation
- Yard and car parking
- Minimum eaves height 3.66m
- Under refurbishment – Available Q1 2025
- EPC – to be reassessed on completion of refurbishment works
- Business Rates – RV c£20,750 (Estimated payable 24/25 - £10,230)

Quoting Rent - £37,000 pa excl

	Sq Ft	Sq m
Warehouse	2,413	224.5
Office and Ancillary	538	49.5
Total GIA	2,951	274

29 LYVEDEN ROAD

12,494 sq ft (2,322 sq m)



Under Refurbishment Available Q1 2026

- Office/ancillary accommodation
- Internal eaves height 5.13m
- EPC - E 118
- Business Rates - £64,000 (estimated payable 25/26 - £35,520)

Quoting Rent - £138,000 pa excl

	Sq Ft	Sq m
Warehouse	10,938	1,016.2
Ground Floor Office	809	75.2
First Floor Office	747	69.4
Total GIA	12,494	2,322

31 LYVEDEN ROAD

20,620 sq ft (1,916 sq m)



Under Offer

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.75m
- Recently refurbished – Works include:
 - New windows
 - New LED lighting throughout
 - Recarpeted throughout
 - Redecorated throughout
- EPC – B 30
- Business Rates – RV £109,000 (Estimated payable 24/25 - £59,514)

Quoting Rent - £206,200 pa excl

	Sq Ft	Sq m
Ground Floor Office/Ancillary/Undercroft	2,388	221.83
First Floor Office / Ancillary	2,055	191.00
Warehouse	16,177	1,502.94
Total GIA	20,620	1,915.77

AVAILABILITY

14 GALLOWHILL ROAD

2,826 sq ft (262.5 sq m)



Under Offer

- Office/ancillary accommodation
- Internal eaves height 3.93m
- EPC - E 114
- Business Rates = RV £21,500
(Estimated payable 25/26 - £10,728)

Quoting Rent - £37,000 pa excl

	Sq Ft	Sq m
Warehouse	2,353	218.6
Office and Ancillary	473	43.9
Total GIA	2,826	262.5

18 GALLOWHILL ROAD

12,586 sq ft (1,169 sq m)



Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.25m
- Recently refurbished – Works include:
 - New windows and roller shutter doors
 - New LED lighting throughout
 - Recarpeted throughout
 - Redecorated throughout
 - Refurbished WC's
 - New roof (20 year warranty)
- EPC – under reassessment
- Business Rates – Awaiting Reassessment
- Estimated RV c£65,000 (Estimated payable 24/25 - £35,500)

Quoting Rent - £138,500 pa excl

	Sq Ft	Sq m
Warehouse	11,075	1,029
Office and Ancillary	1,511	140
Total GIA	12,586	1,169

19 GALLOWHILL ROAD

12,586 sq ft (1,169 sq m)



Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.25m
- Recently refurbished – Works include:
 - New windows and roller shutter doors
 - New LED lighting throughout
 - Recarpeted throughout
 - Redecorated throughout
 - Refurbished WC's
 - New roof (20 year warranty)
- EPC – under reassessment
- Business Rates – Awaiting Reassessment
- Estimated RV c£65,000 (Estimated payable 24/25 - £35,500)

Quoting Rent - £138,500 pa excl

	Sq Ft	Sq m
Warehouse	11,075	1,029
Office and Ancillary	1,511	140
Total GIA	12,586	1,169

AVAILABILITY

20 GALLOWHILL ROAD

12,586 sq ft (1,169 sq m)



Refurbished & Ready For Immediate Occupation

- Two storey office/ancillary accommodation
- Large self contained yard and car parking
- Minimum eaves height 5.25m
- Recently refurbished – Works include:
 - New windows and roller shutter door
 - New LED lighting throughout
 - Recarpeted throughout
 - Redecorated throughout
 - Refurbished WC's
 - New roof (20 year warranty)
- EPC – under reassessment
- Business Rates – Awaiting Reassessment
- Estimated RV c£65,000 (Estimated payable 24/25 - £35,500)

Quoting Rent - £138,500 pa excl

	Sq Ft	Sq m
Warehouse	11,075	1,029
Office and Ancillary	1,511	140
Total GIA	12,586	1,169

23 GALLOWHILL ROAD

4,914 sq ft (356.5 sq m)



Under Refurbishment Available Q1 2026

- Office/ancillary accommodation
- Internal eaves height 4.2m
- EPC – C 67
- Business Rates - Awaiting Reassessment

Quoting Rent - £58,000 pa excl

	Sq Ft	Sq m
Warehouse	4,157	386.2
Office and Ancillary	757	70.3
Total GIA	4,914	356.5

24 GALLOWHILL ROAD

4,905 sq ft (455.7 sq m)



Under Refurbishment Available Q1 2026

- Office/ancillary accommodation
- Internal eaves height 4.2m
- EPC - B 46
- Business Rates - Awaiting Reassessment

Quoting Rent - £58,000 pa excl

	Sq Ft	Sq m
Warehouse	4,083	379.3
Office and Ancillary	822	76.4
Total GIA	4,905	455.7

SERVICE CHARGE

A service charge is levied by the landlord in respect of common areas and maintenance of the estate.

BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the local authority.

VAT

All figures quoted are exclusive of VAT.

SERVICES

We are advised that mains water, gas, three phase electricity and drainage are available. However interested parties are advised to check availability with the relevant utility companies.

ANTI MONEY LAUNDERING CHECK

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant.

LEASE TERMS

The units are available on full repairing and insuring leases for a term of years to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 12/25



VIEWING

Strictly by prior arrangement with the joint agents.



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