

SLP PN 722

722,539 SQ FT – TO LET

SPECULATIVELY BUILT BEST-IN-CLASS CROSS-DOCK INDUSTRIAL & LOGISTICS UNIT
34.0 ACRE PLOT
WITH EARLY ACCESS FROM MAY 2027



SEGRO LOGISTICS PARK
NORTHAMPTON

COURTEENHALL, NORTHAMPTON, N7 2QA
ADJACENT TO J15 OF THE M1

///ARCH.USEFUL.SOLVE

SLP-NORTHAMPTON.COM

SEGRO

MADE FOR MOVEMENT



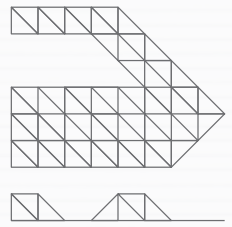
MAKE YOUR MOVE

Everything your
business requires to
succeed is made to measure at
SEGRO Logistics Park Northampton



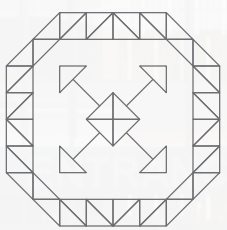
Your Midlands epicentre

A best-in-class 722,539 sq ft cross-dock distribution facility. Available June 2027.



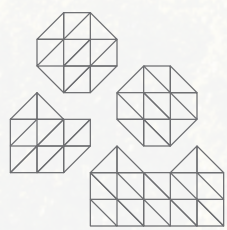
On-site rail freight

Deliver on demand with direct access to a state-of-the-art on-site strategic rail freight interchange operated by Maritime transport.



Golden Triangle location

Situated adjacent to J15 of the M1, you can reach your market faster than ever before, with unrivalled connectivity to the national motorway network.



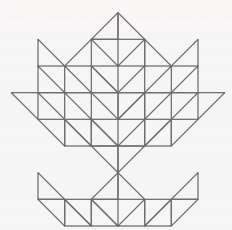
Highly skilled talent

Benefit from access to a rising local labour pool in Northampton and over 500,000 people within a 30 minute drive.



Future-proof space

Targeting BREEAM 'Outstanding' and WiredScore 'Platinum' SLPN722 will benefit from an array of energy-saving sustainability features lowering your operating costs.



Parkland environment

With over 80 acres of parkland, 18km of footpaths and 600,000 new trees to be planted, the park will inspire a more harmonious working environment.



Strategic Rail Freight Interchange
Operated by Maritime Transport

Unit 7
amazon

SLPN 722
With early access
from May 2027

Unit 5
326,000 sq ft
Detailed planning
consent granted

Unit 4
Yusen Logistics

Plot 1
Under Offer

Plot 2
483,000 sq ft

Plot 3B
334,000 sq ft

Plot 3A
380,860 sq ft

M1

J15

Specification

SLPN722 provides the opportunity to secure a prime 722,539 sq ft cross dock facility in the Golden Triangle. With delivery expected June 2027, now is the time to make your move and secure a best-in-class logistics facility located adjacent to junction 15 of the M1.

Accommodation

	sq m	sq ft
Warehouse	63,537	683,908
Offices	2,635	28,367
Hub	954	10,264
Total	67,126	722,539

All areas are approximate and estimated on a Gross External basis.

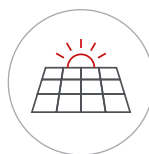
Warehouse Specification



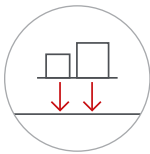
18m haunch height



102 Dock loading doors



Photovoltaic panels



50kn/m² warehouse floor loading



8 Euro dock loading doors



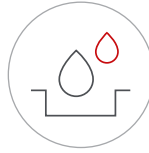
Airsource heat pumps



3.5 MVA power



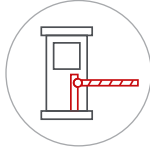
8 Level access loading doors



Rainwater harvesting



Targeting WiredScore 'Platinum'



Gatehouse security

External Specification



55m front & rear yard



560 car parking spaces



135 covered cycle spaces



186 HGV parking spaces



Electric vehicle charging



Gated yard with 24/7 on-site security

Sustainability Credentials



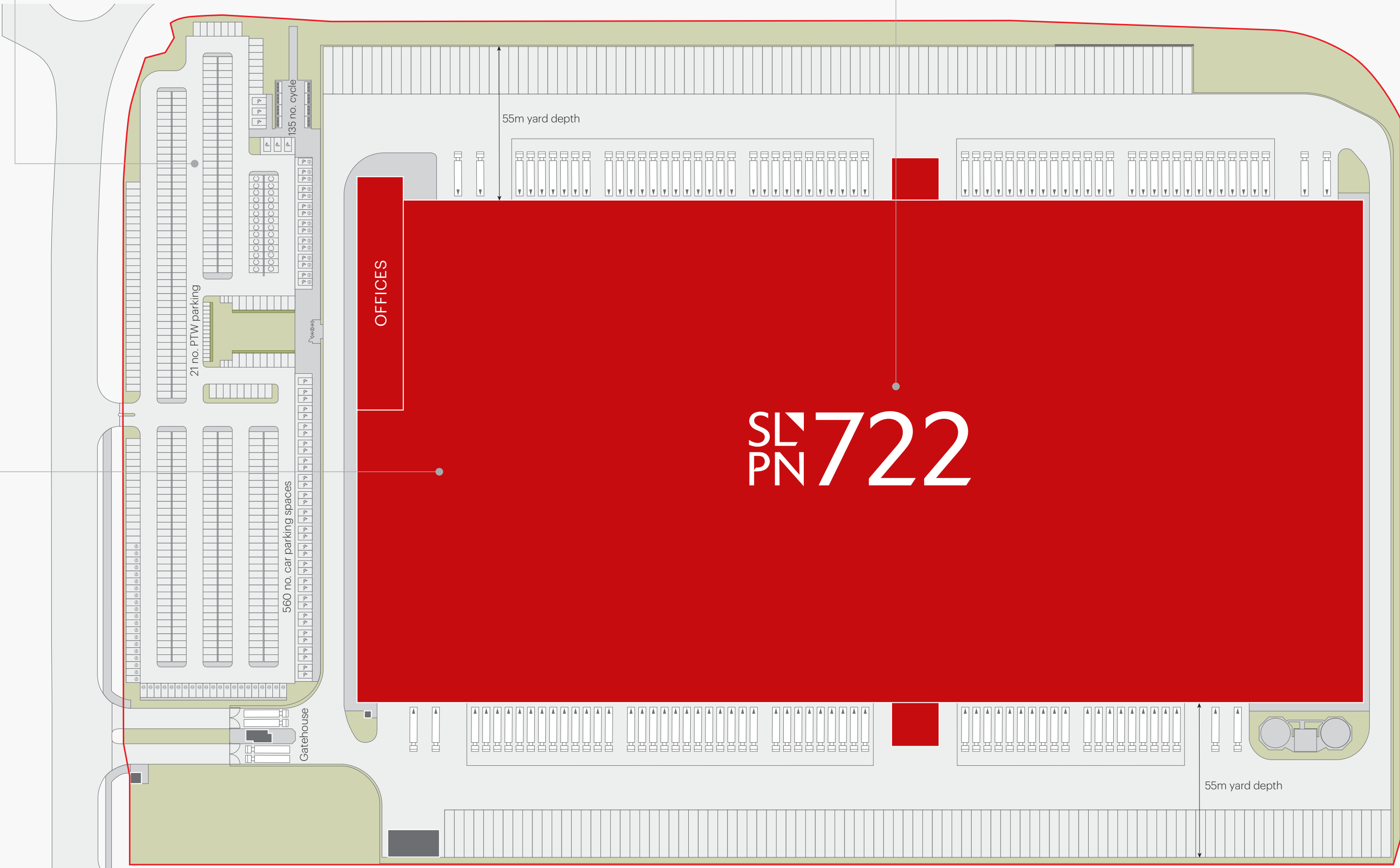
Targeting BREEAM 'Outstanding'



Net-zero carbon construction



Targeting EPC 'A+'



Start on-site – August 2026

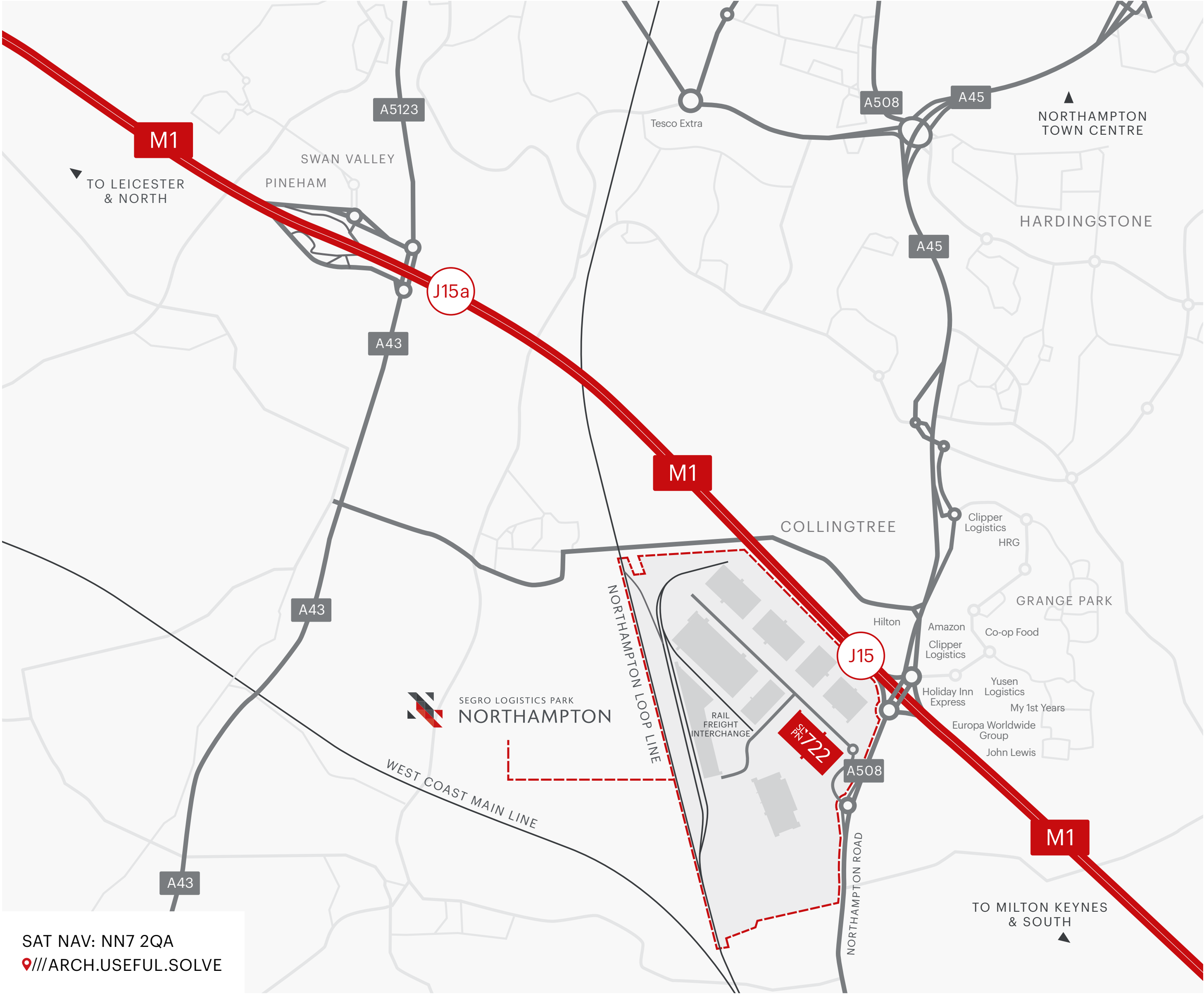
Early access available – May 2027

Practical completion – June 2027

Location

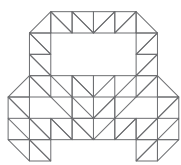
REACH YOUR MARKET

Situated adjacent to J15 of the M1 within the Golden Triangle, the connectivity to the national motorway network is unrivalled reaching 90% of the UK population within approximately 4 hours.



Location

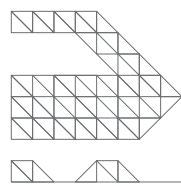
Road



Situated immediately adjacent to the M1 Junction 15, providing rapid access to the national motorway network.

M1 J15	0.1 mile
Northampton	4 miles
M6 J1 / A14	24 miles
M25 J21 / M1	42 miles
Birmingham	55 miles
London	64 miles
Leeds	134 miles
Manchester	143 miles

Rail

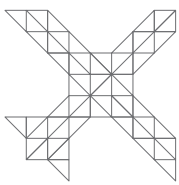


SEGRO Logistics Park Northampton’s new strategic rail freight interchange provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

Northampton Railway Station	19 mins
London Euston	50 mins
Birmingham New Street	1 hr 1 mins

Sources: Google Maps and londonmidland.com

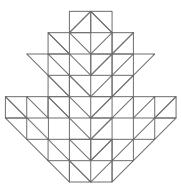
Air



Provides easy access to numerous airport connections for both cost effective business flights and freight services.

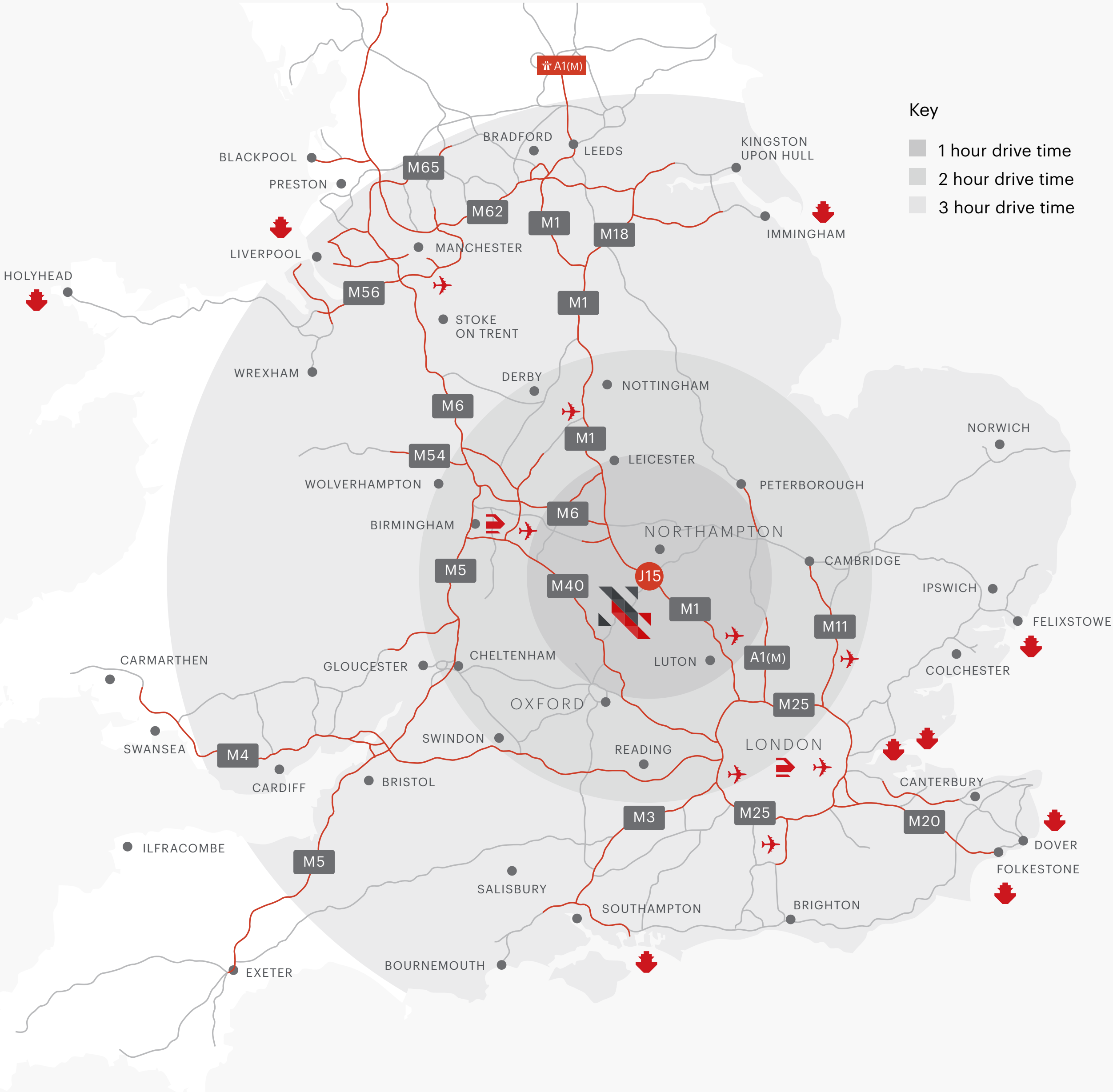
Luton Airport	35 miles
Birmingham Airport	49 miles
East Midlands Airport	54 miles
London Heathrow Airport	67 miles
London City Airport	76 miles
Stansted Airport	83 miles
London Gatwick Airport	101 miles
Manchester Airport	131 miles

Ports



Allows for key sea freight ports to be reached within 2.5 hours.

Tilbury	90 miles
London Gateway	93 miles
Southampton	108 miles
Felixstowe	125 miles
Immingham	134 miles
Dover	149 miles



DELIVER ON DEMAND

We advance by moving forward.
We progress by thinking forward.

SEGRO Logistics Park Northampton puts intermodal transport front and centre. We've transformed infrastructure with our brand new strategic rail freight interchange (SRFI) and major upgrades to the surrounding road network.

Connected to the West Coast Main Line via the Northampton loop and moments from the M1 Junction 15, customers can count on more resilient, sustainable operations — and it's already attracted some of the UK's biggest brands.

Rail Freight

76%

reduction in
carbon emissions
per tonne*

We are delighted to have partnered with multi-modal logistics leaders, Maritime Transport, as the rail freight operator at SEGRO Logistics Park Northampton.

The 775m long, open access, strategic rail freight interchange is capable of receiving the largest container freight trains with storage capacity for almost 2,500 TEU (20 ft equivalent containers) and parking for over 125 trucks.

*Compared to road haulage.



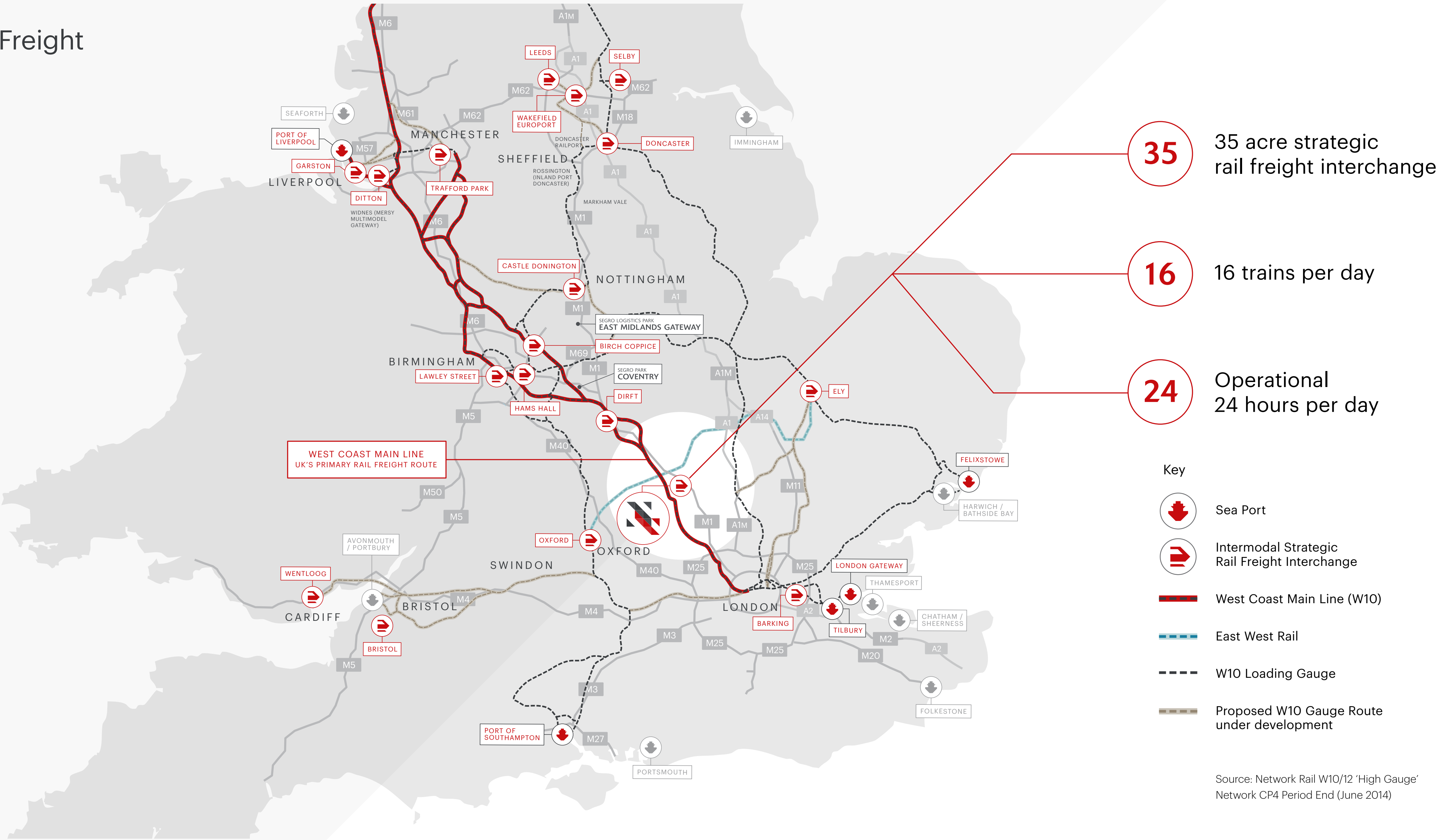
Maritime House – Rail Freight Terminal – SEGRO Logistics Park Northampton

Supporting the rail terminal operation, Maritime has already completed the construction of a high specification, 4-storey office with welfare facilities, new container handling equipment and provisions for electric truck and car charging infrastructure.

With the rail terminal already operational, now is the time to make your move towards faster and more sustainable logistics.



Rail Freight



TALENT ON DEMAND

Partnering with local councils and community groups, **SEGRO is rolling out an employment and skills programme** to train and connect local people with new opportunities.

SEGRO Logistics Park Northampton is set to create around 7,500 direct jobs, including 120 during the infrastructure construction phase, creating a huge impact on the local economy.

Labour

The population of Northampton has risen by 14% in the last 12 years, compared to a national increase of 6%, and the resident labour force is currently 148,400.

75% of the Northamptonshire workforce are already working in the services sector and within this 31% are in the area of wholesale distribution, ensuring that the local labour pool is ideally suited to working within a distribution environment.

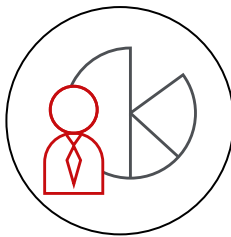
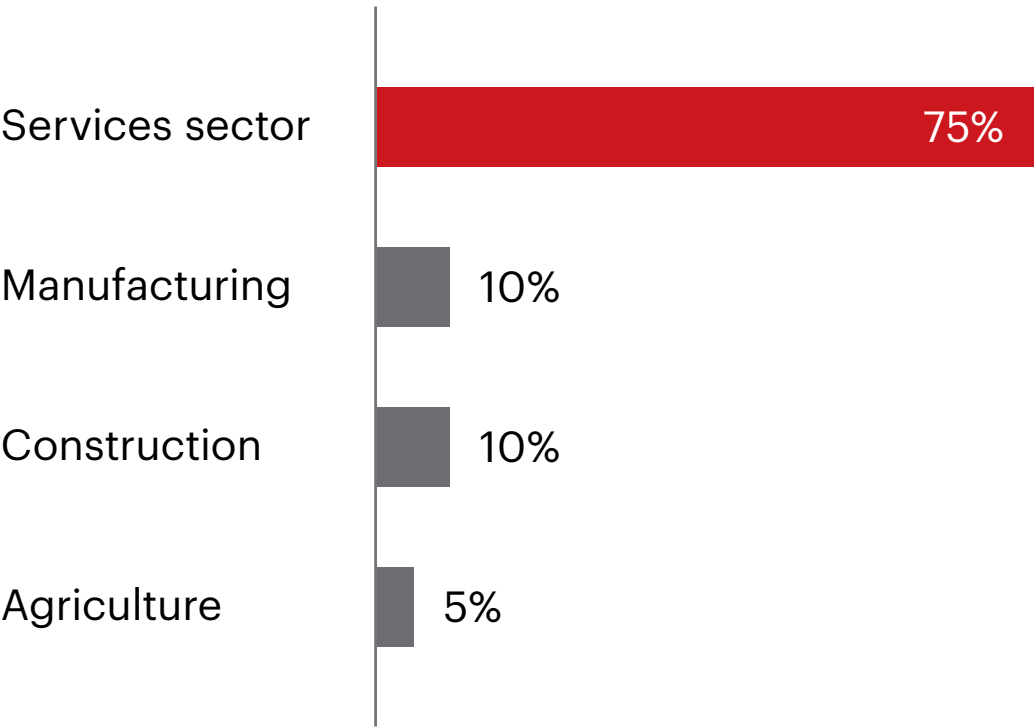
A sustainable bus route will connect SEGRO Logistics Park Northampton to the town centre and local neighbourhoods to the south.

Sources: nomisweb.co.uk
(based on 2021 Census), smappen.com, ons.gov.uk

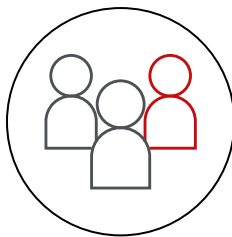
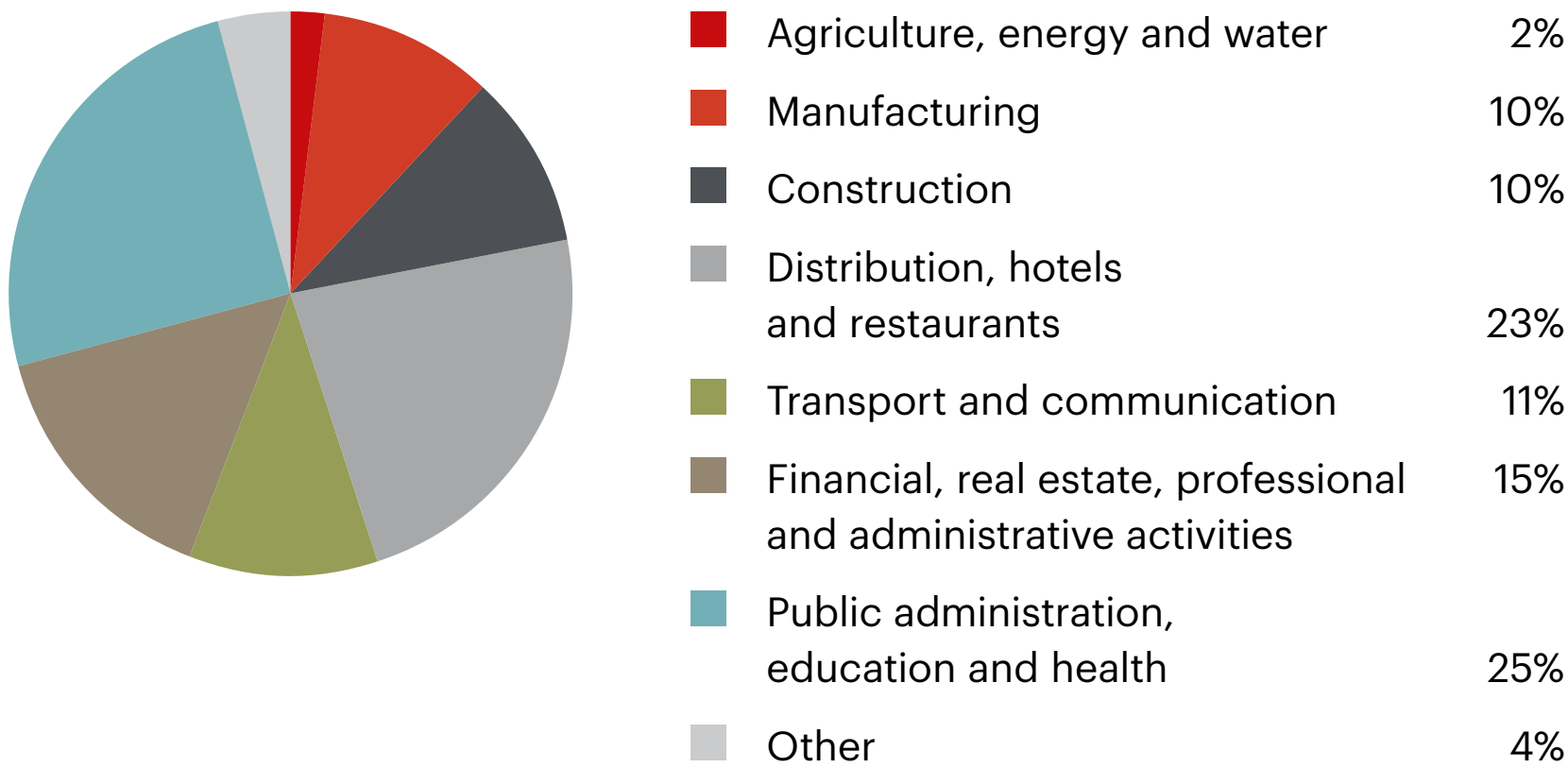


Workforce skills

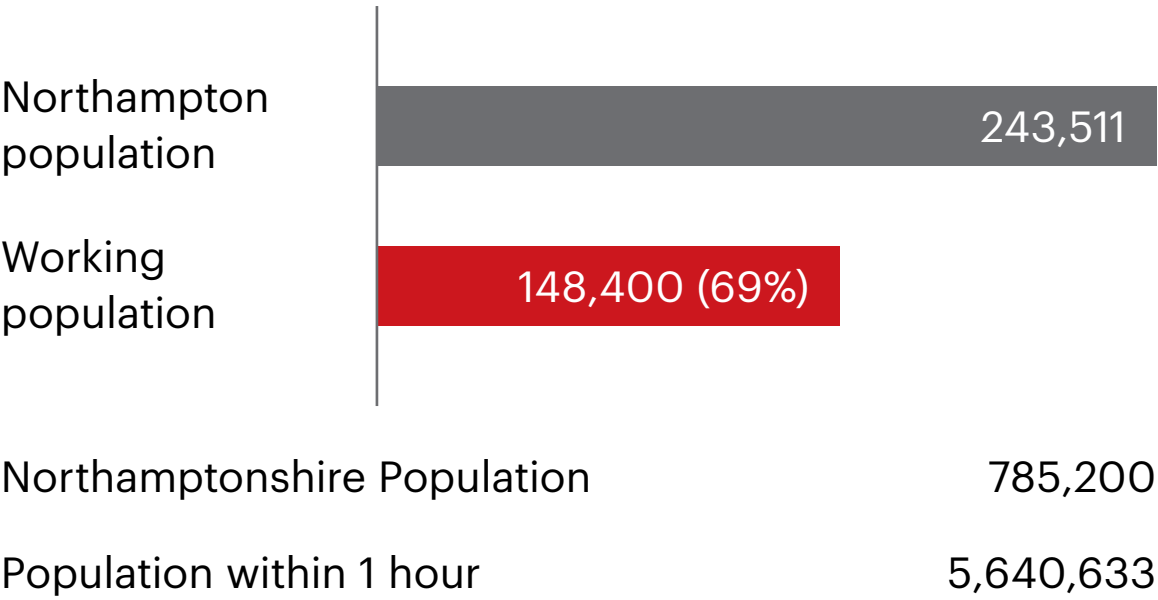
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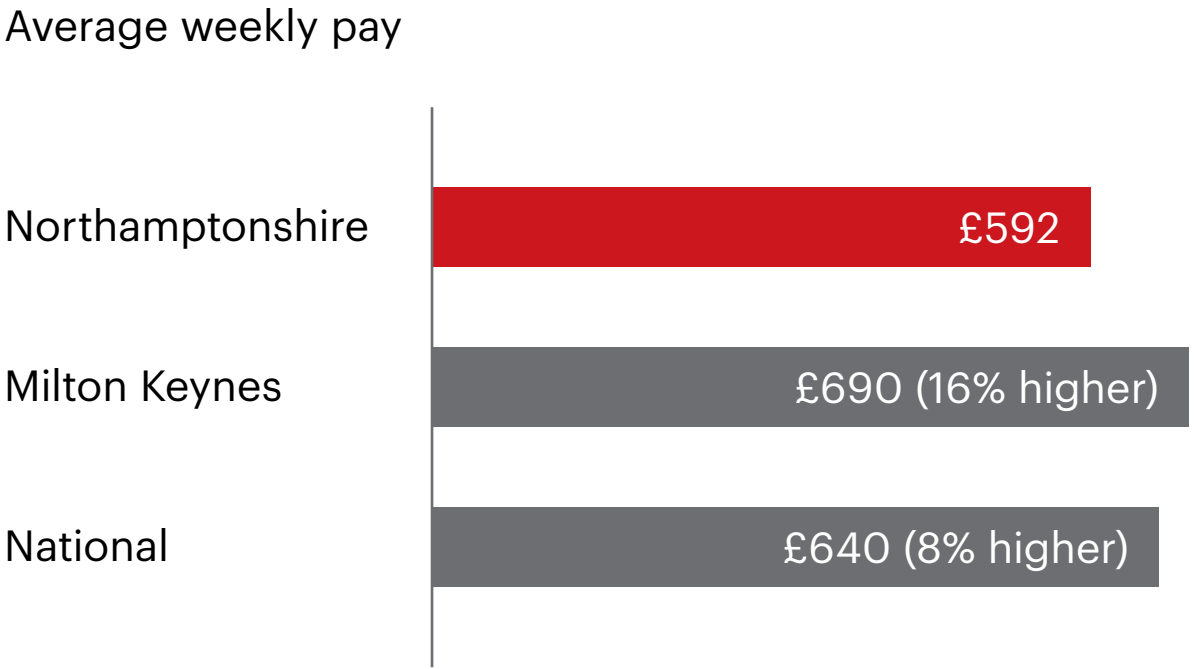
Workforce sector breakdown



Population



Cost effective labour



MOVE TO NET ZERO

Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

Championing
low-carbon growth

Investing in our local
communities and environments

Nurturing
talent

We intend to be
net-zero carbon by
2050

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that’s tailored to your specific operational needs.

To find out more about SEGRO’s net-zero ambitions, please visit:
[SEGRO.com/responsible-SEGRO/carbon](https://www.segro.com/responsible-segro/carbon)

MADE WITH NATURE IN MIND

Welcoming both employees and local wildlife alike, **SEGRO Logistics Park Northampton has over 80 acres of parkland and amenity grassland**, with 18km of footpaths, 20km of hedgerows, and 60,000 new trees.

To protect local species and the biodiversity of the local area, hedges and soils have been carefully relocated, while supplementary trees and wildflower seeds have been used to enhance the natural landscape.

SLP PN 722



ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)

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