

# SLPN722

## 722,539 SQ FT – TO LET

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



SEGRO LOGISTICS PARK  
NORTHAMPTON

Northampton | NN7 2QA | [///ARCH.USEFUL.SOLVE](http://ARCH.USEFUL.SOLVE) | [slp-northampton.com](http://slp-northampton.com)

## SLPN722 Accommodation

|                   | sq m          | sq ft          |
|-------------------|---------------|----------------|
| Warehouse         | 63,537        | 683,908        |
| Offices           | 2,635         | 28,367         |
| Hub               | 954           | 10,264         |
| <b>Total area</b> | <b>67,126</b> | <b>722,539</b> |

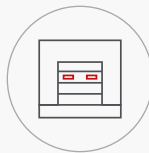
All areas are approximate and estimated on a Gross External basis.

# SEGRO

# SLPN 722

## Warehouse Specification

- 

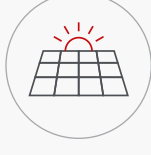
18m haunch height
- 

102 Dock loading doors
- 

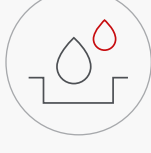
50kn/m<sup>2</sup> warehouse floor loading
- 

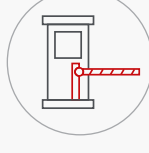
3.5 MVA power
- 

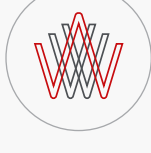
8 Euro dock loading doors
- 

8 Level access loading doors
- 

Photovoltaic panels
- 

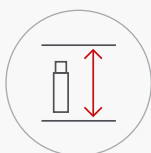
Air source heat pumps
- 

Rainwater harvesting
- 

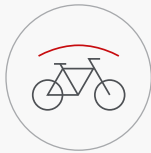
Gatehouse security
- 

Targeting WiredScore 'Platinum'

## External Specification

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55m front & rear yard
- 

560 car parking spaces
- 

135 covered cycle spaces
- 

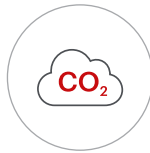
186 HGV parking spaces
- 

Electric vehicle charging
- 

Gated yard with 24/7 on-site security

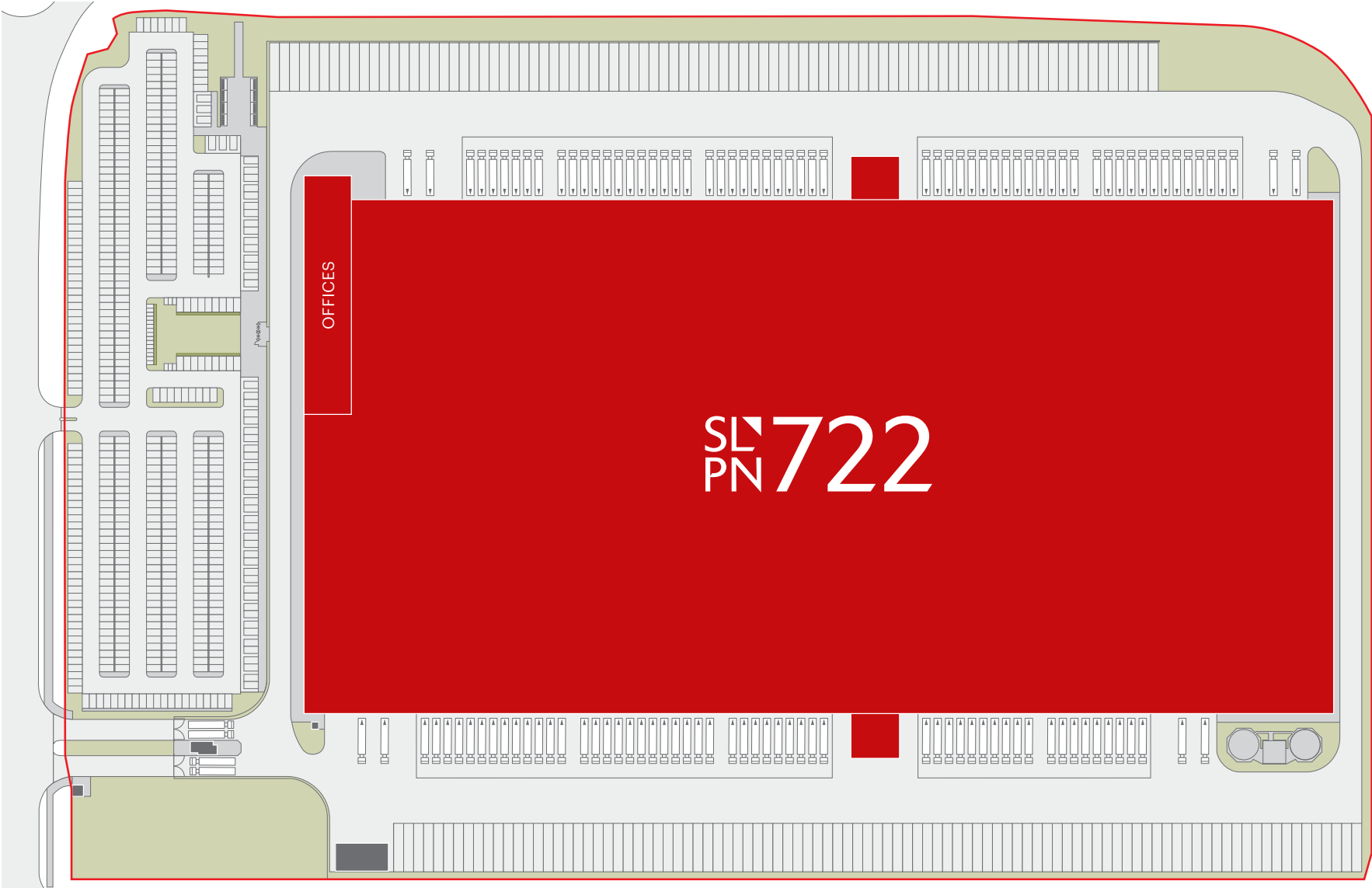
## Sustainability Credentials

- 

Targeting BREEAM 'Outstanding'
- 

Net-zero carbon construction
- 

Targeting EPC 'A+'



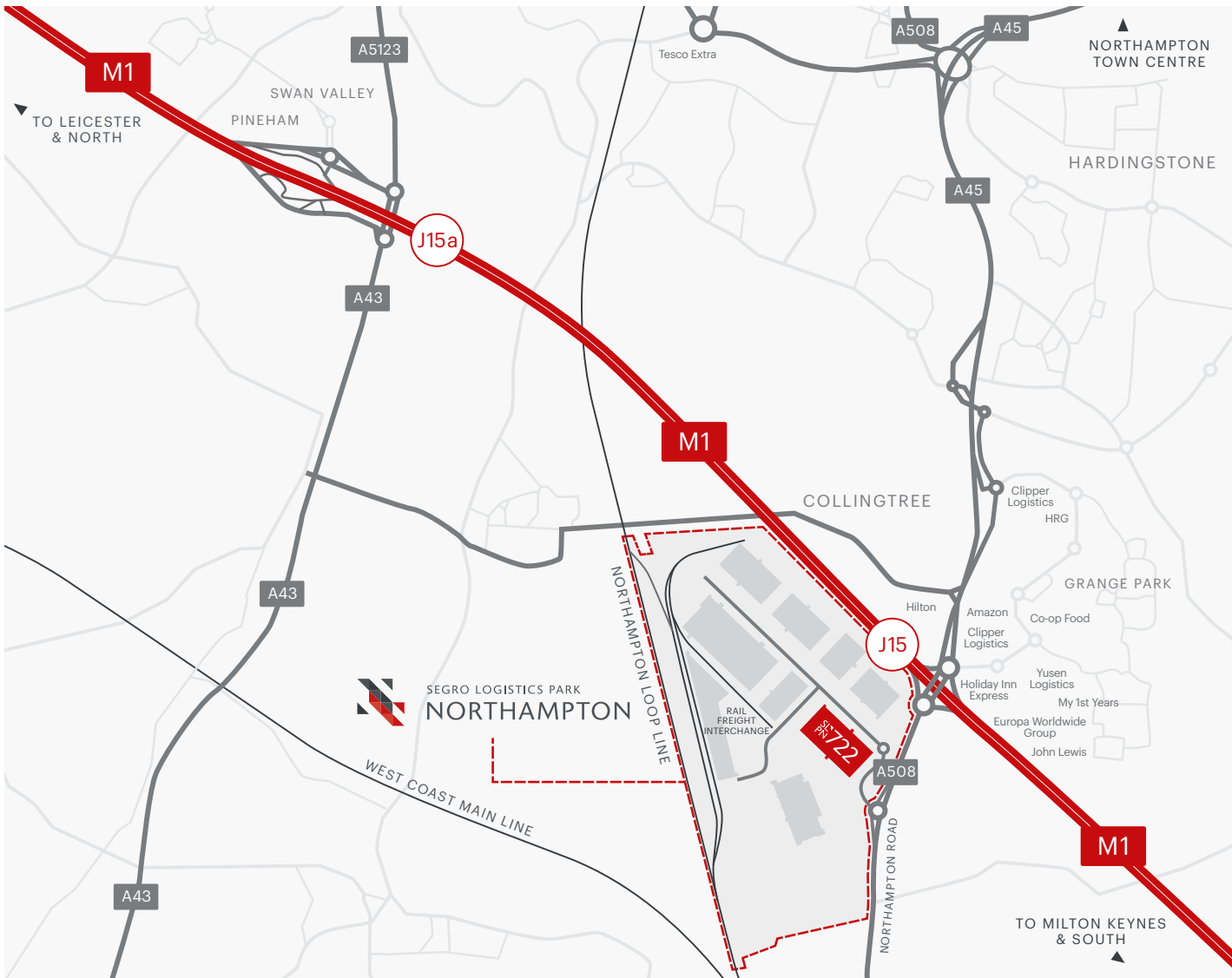
## Location

Northampton | NN7 2QA | ///ARCH.USEFUL.SOLVE

Distances:

|              |           |
|--------------|-----------|
| M1 J15       | 0.1 miles |
| 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 |

Sources: Google Maps and londonmidland.com



## 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.

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