

Baytree **NORTHAMPTON**

186,077 SQ FT

Cutting-edge Industrial & Logistics Unit

Available Spring 2027

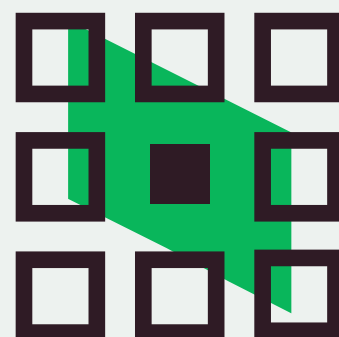




Designed to
**optimise energy
efficiency** and
reduce costs



**Exceptional
high-spec**
logistic and
industrial unit



**Perfectly
positioned**
in Brackmills
Industrial Estate



Outstanding
**commitment
to sustainability**



Designed with
people in mind to
**foster occupier
wellness**



NORTHAMPTON'S PRIME POSITION.

£729 gross weekly earnings
in West Northamptonshire
compared to the national average pay of £766*

85% of UK
within a 4.5 hour drive time

19.4% (42,000 people)
in the Manufacturing,
Transport & Storage sector
within West Northamptonshire
compared to 12.3% nationally*

*Data sourced from Nomis, September 2026



PAVILION DRIVE, NN4 7YP
///PRICES.CROWDS.SINGS

Located at the entrance to the well-established **Brackmills Industrial Estate**, a prominent location providing easy access to neighbouring roads.

< A14 J13
21 miles
24 minutes

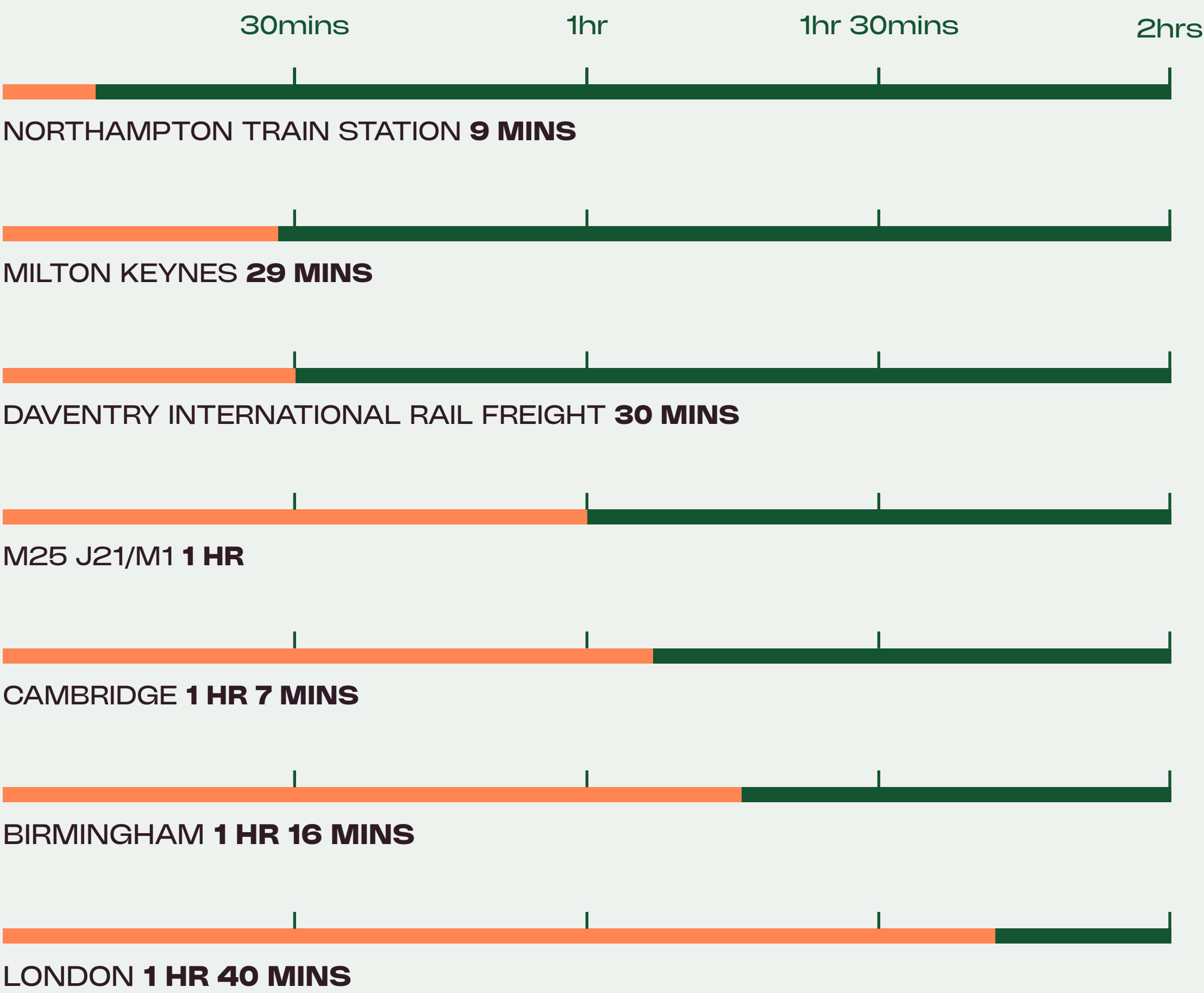
M1 J15 >
5 miles
5 minutes

Baytree

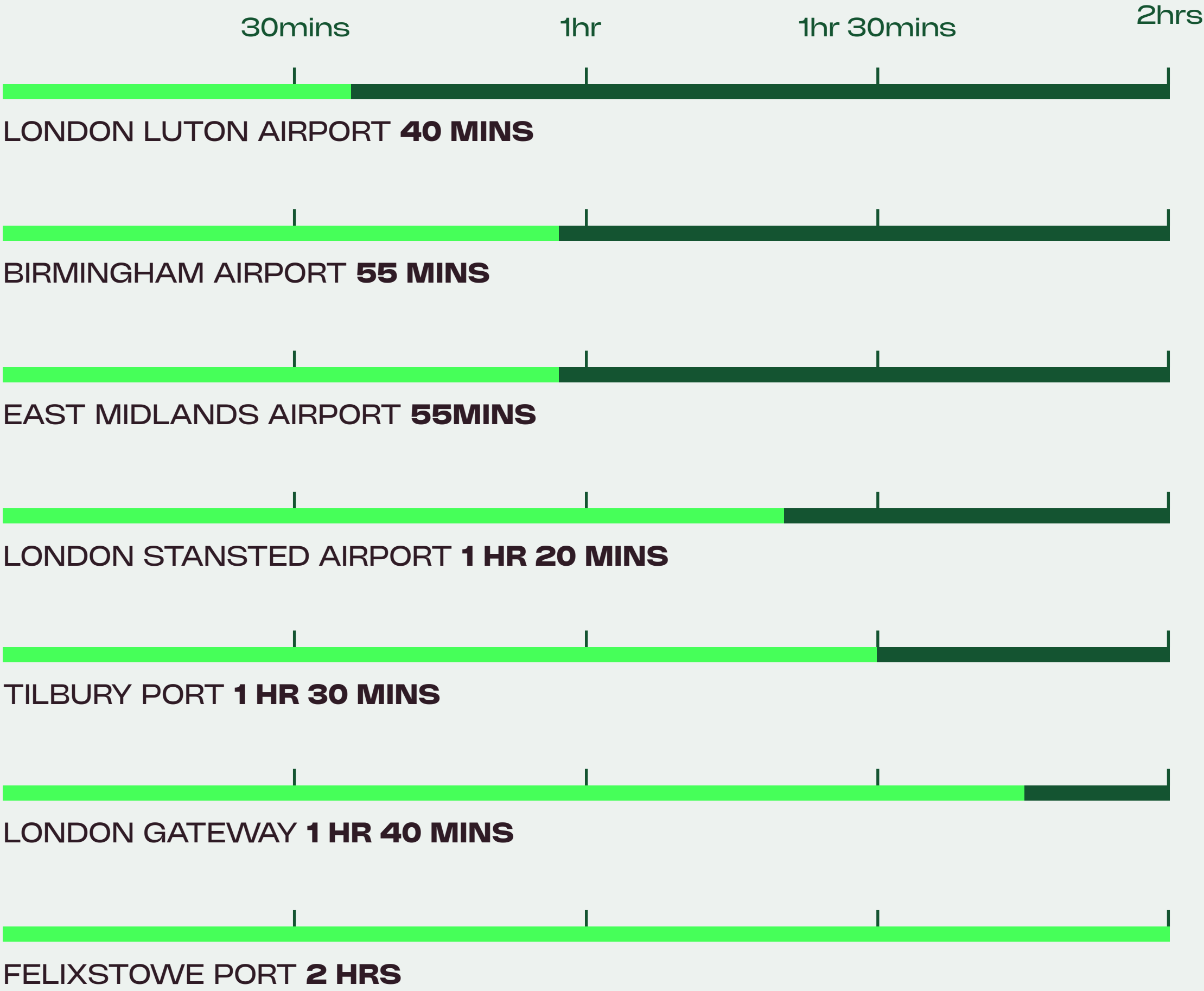
A GATEWAY
LOCATION.

CONNECTIONS.

 Drive times



 Airports  Seaports



IMPRESSIVE SPACE.

Targeting BREEAM
'Outstanding'

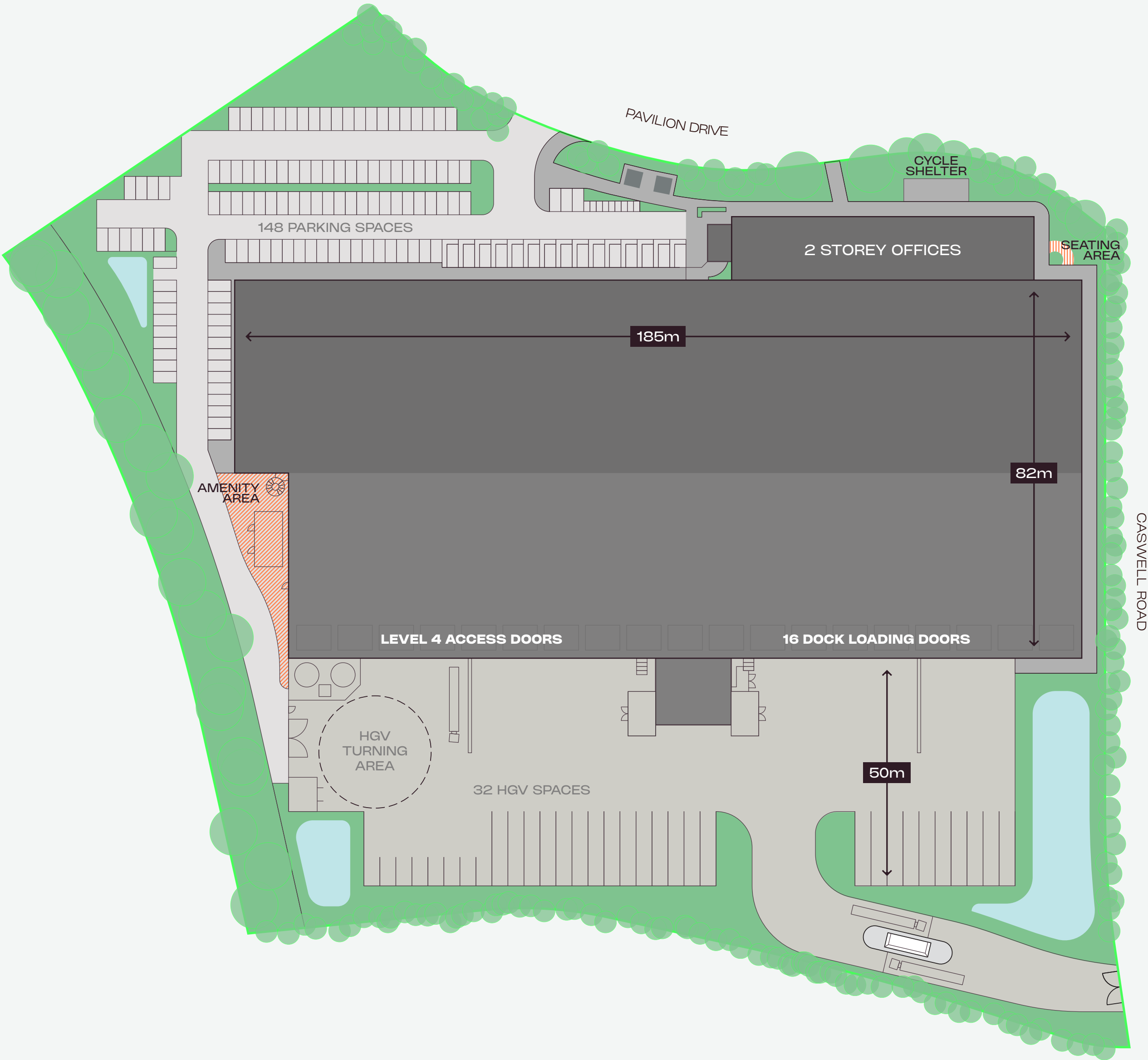


SCHEDULE OF AREAS.

	SQ M	SQ FT
Warehouse	15,022	161,697
2 Storey Offices	1,581	17,018
Transport Office	664	7,147
Gatehouse	20	215
Total	17,287	186,077

All areas are approximate and measured on a GIA

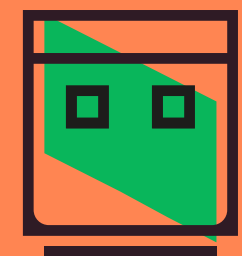
Wide Aisle Racking	17,968
VNA Racking	25,808
Download Racking Plans here	
Car Parking Spaces	148



SUMMARY SPECIFICATION.



15m eaves height



16 dock loading doors
& 4 level access doors



50m yard



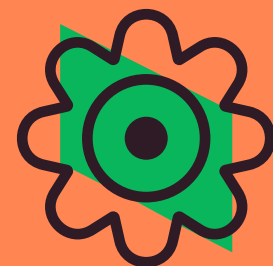
2 storey offices



Solar PV panels for up to 50%
main office electricity usage



Building management
system



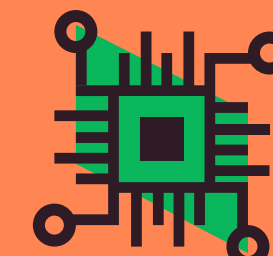
Scents, sound and biophilia
in reception area



Super airtight
building envelope



Air source heat pumps



Smartscan portal



Multi-purpose amenity pod



EV charging

LEADING THE EDGE WITH BAYTREE.

**Baytree edge is our commitment
to continuous innovation.**

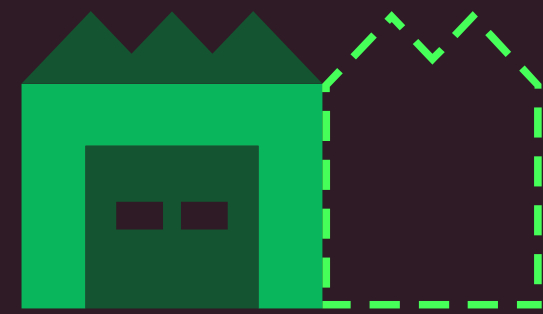
We've created a set of guiding principles to stay ahead of change. From emerging technologies and shifting supply chains to evolving workplace practices and global challenges, like climate change and pandemics.

With Baytree Edge, we're not just meeting future regulations—we're helping our customers build businesses that are ready for whatever comes next.



Baytree **EDGE**: Our Principles

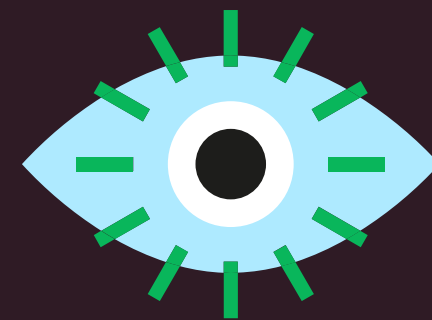
PRINCIPLE 1



DESIGNED WITH
FLEXIBILITY FOR
FUTURE CHANGE.

Built to evolve.

PRINCIPLE 2



TECHNOLOGY
ENABLED
SMART SPACES.

Future forward design.

PRINCIPLE 3



FOSTERING
ENVIRONMENTS
FOR WELLBEING.

Designed for people.

PRINCIPLE 4



FUNDAMENTALLY
CLEAN: AIR, WATER,
SOIL & ENERGY.

Minimising impact.

GET IN TOUCH

PAVILION DRIVE, NN4 7YP
///PRICES.CROWDS.SINGS



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September 2026. Reference 2604016. **JAMES&JAMES** | jamesjames.design