

[baytree-northampton.com](https://baytree-northampton.com)

w3w /// prices.crowds.sings

# Baytree Northampton

Brackmills Industrial Estate  
Pavilion Drive  
NN4 7YP

**191,459 SQ FT**  
OF PRIME LOGISTICS / INDUSTRIAL SPACE  
**AVAILABLE SUMMER 2026**







## Gateway Location

Baytree Northampton is located at the gateway to the well-established Brackmills industrial estate, a prominent location providing easy access to the J15 M1 and less than half a mile from the A45.

[prices.crowds.sings](https://prices.crowds.sings)

NN4 7YP



A45

A14 J13  
21.5 miles

A45

M1 J15  
4.5 miles



# Site Layout

## Schedule of Accommodation (GIA)

|                  | SQ M          | SQ FT          |
|------------------|---------------|----------------|
| Warehouse        | 15,366        | 165,400        |
| 2 Storey Offices | 1,726         | 18,578         |
| Transport Office | 675           | 7,266          |
| Gatehouse        | 20            | 215            |
| <b>Total</b>     | <b>17,787</b> | <b>191,459</b> |



15M Eaves Height



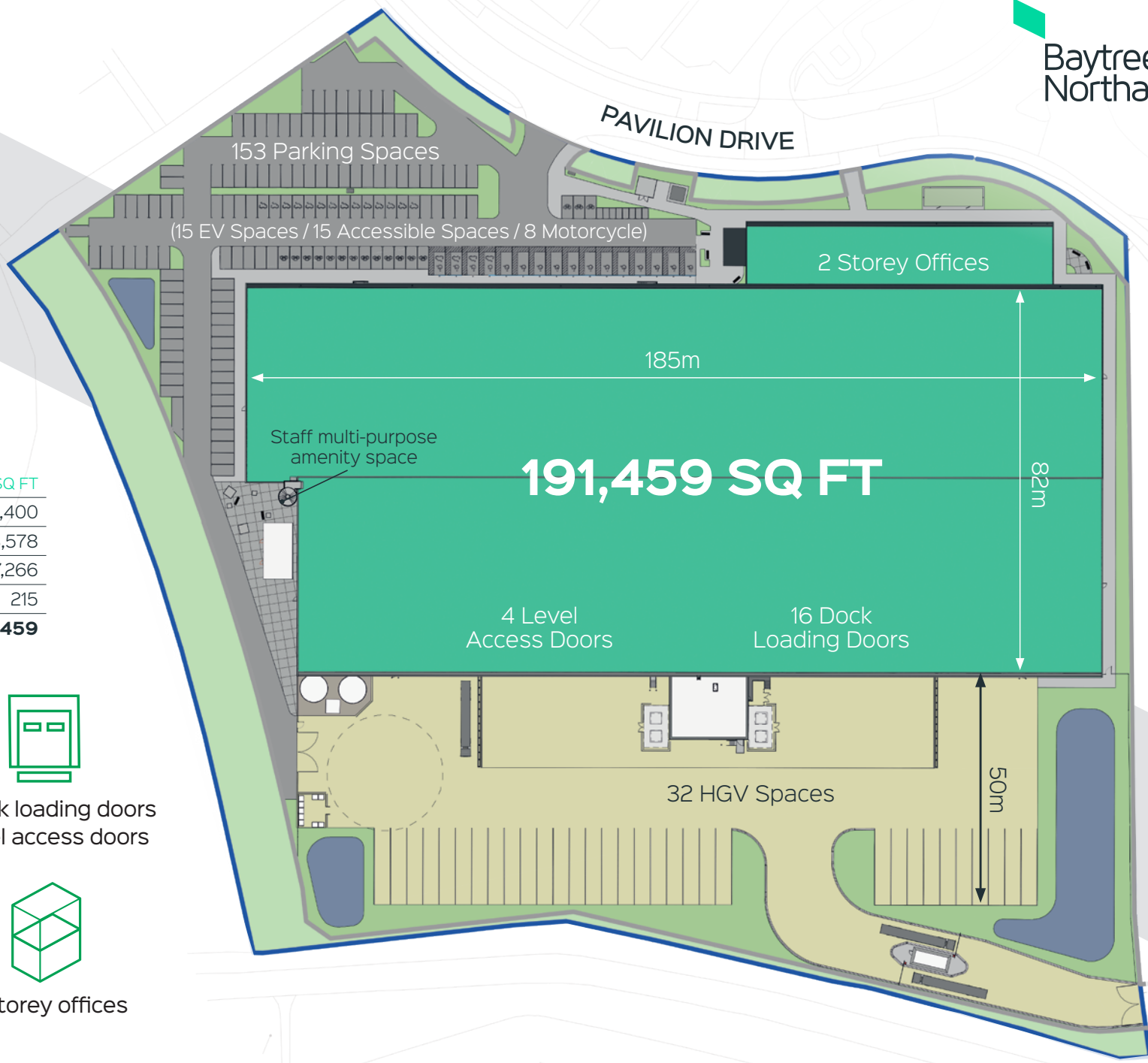
16 dock loading doors  
4 level access doors



50M Yard



2 Storey offices





# Advanced Specification



Target BREEAM  
outstanding



EV Charging



Solar Pv Panels  
for up to 50% of  
electricity usage



Building  
Management  
System



Scents, Sound  
& Biophilia in  
reception area



Super Airtight  
Building Envelope



Rainwater  
Harvesting



Air Source  
Heat Pumps



Smartscan  
Portal



Customisable  
Building



Multi-purpose  
amenity pod

Baytree Northampton is a high-quality logistics and industrial space designed to optimise energy efficiency and reduce running costs.



# Smartscan Portal



Baytree's bespoke sensor suite enables the building user to create a healthy working environment and optimise energy efficiency. The Smartscan Portal is fully customisable and may include:



Air quality



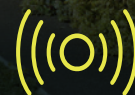
Temperature



Occupancy pattern



Humidity



Internal noise

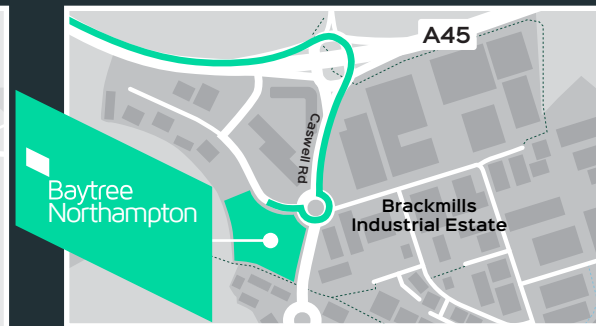
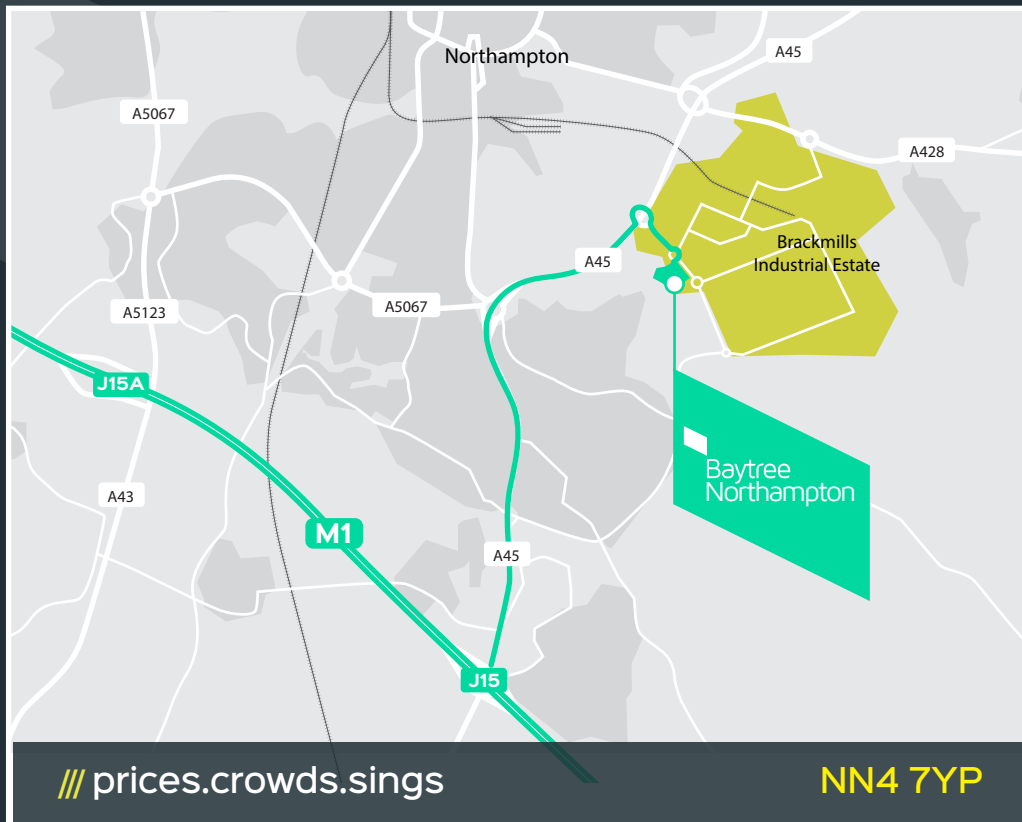


Lighting lux level



Mains Incoming water quality





## Travel Times

|                           | Time         | Distance  |
|---------------------------|--------------|-----------|
| A45                       | 1 min        | 0.3 miles |
| M1 J15                    | 5 mins       | 4.5 miles |
| M1 J16                    | 15 mins      | 7 miles   |
| DIRFT                     | 30 mins      | 20 miles  |
| A14 J13                   | 24 mins      | 21 miles  |
| Northampton Train Station | 9 mins       | 3 miles   |
| Milton Keynes             | 28 mins      | 17 miles  |
| M25 (J21/M1)              | 1 hr         | 44 miles  |
| Birmingham                | 1 hr 16 mins | 57 miles  |
| London                    | 1 hr 40 mins | 66 miles  |

## Airports / Seaports

|                         | Time         | Distance  |
|-------------------------|--------------|-----------|
| London Luton Airport    | 40 mins      | 37 miles  |
| Birmingham Airport      | 55 mins      | 46 miles  |
| East Midlands Airport   | 55 mins      | 56 miles  |
| London Stansted Airport | 1 hr 20 mins | 81 miles  |
| Tilbury Port            | 1 hr 30 mins | 91 miles  |
| London Gateway          | 1 hr 40 mins | 93 miles  |
| Felixstowe Port         | 2 hrs        | 122 miles |

## Northampton



**426,700**  
local population



**£719.10**

gross weekly earnings compared  
to £729.60 nationally



**85% of UK**  
within a 4.5hr drive time

## Joint Agents:



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