



MULBERRY
DEVELOPMENTS



DESBOROUGH 350

TO LET OR FOR SALE

350,000 SQ FT BUILD TO SUIT

BENEFITTING FROM DETAILED PLANNING CONSENT

A6 / B576 DESBOROUGH NN14 2SR

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

DEDICATED TO DYNAMIC

Desborough 350 is a brand new industrial/logistics opportunity. The site comprise circa 20 acres with detailed planning consent granted for 350,000 sq ft of B2/B8 accommodation.

Alternative layouts possible subject to planning.

Detailed Planning Consent granted for 350,000 sq ft of B2/B8 industrial/logistics space.

Planning Application Number NK/2022/0613.



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DESBOROUGH 350

M
DESBOROUGH 350



350,000 SQ FT AVAILABLE

INDICATIVE CGI



New Build To Suit Warehouse



2 MVA



50m Yard Depth



271 Car Parking Spaces (27 EV charging)



77 HGV Bays



18 m Eaves Height



2 Level Access
30 Dock Level Doors



Site will be capable of accommodating **100% EV charging spaces** in future

	SQ FT	SQ M
Warehouse	320,000	29,696
Office	23,000	2,135
Hub Office	7,000	650
TOTAL AREA	350,000	32,481



DEDICATED TO SUSTAINABILITY



BREEAM®

Built to BREEAM rating of 'Excellent'



Targeting **Net Zero Carbon** Development



PV Ready



EPC Rating of 'A'



Rainwater Harvesting **Ready**



27 EV Charging Spaces

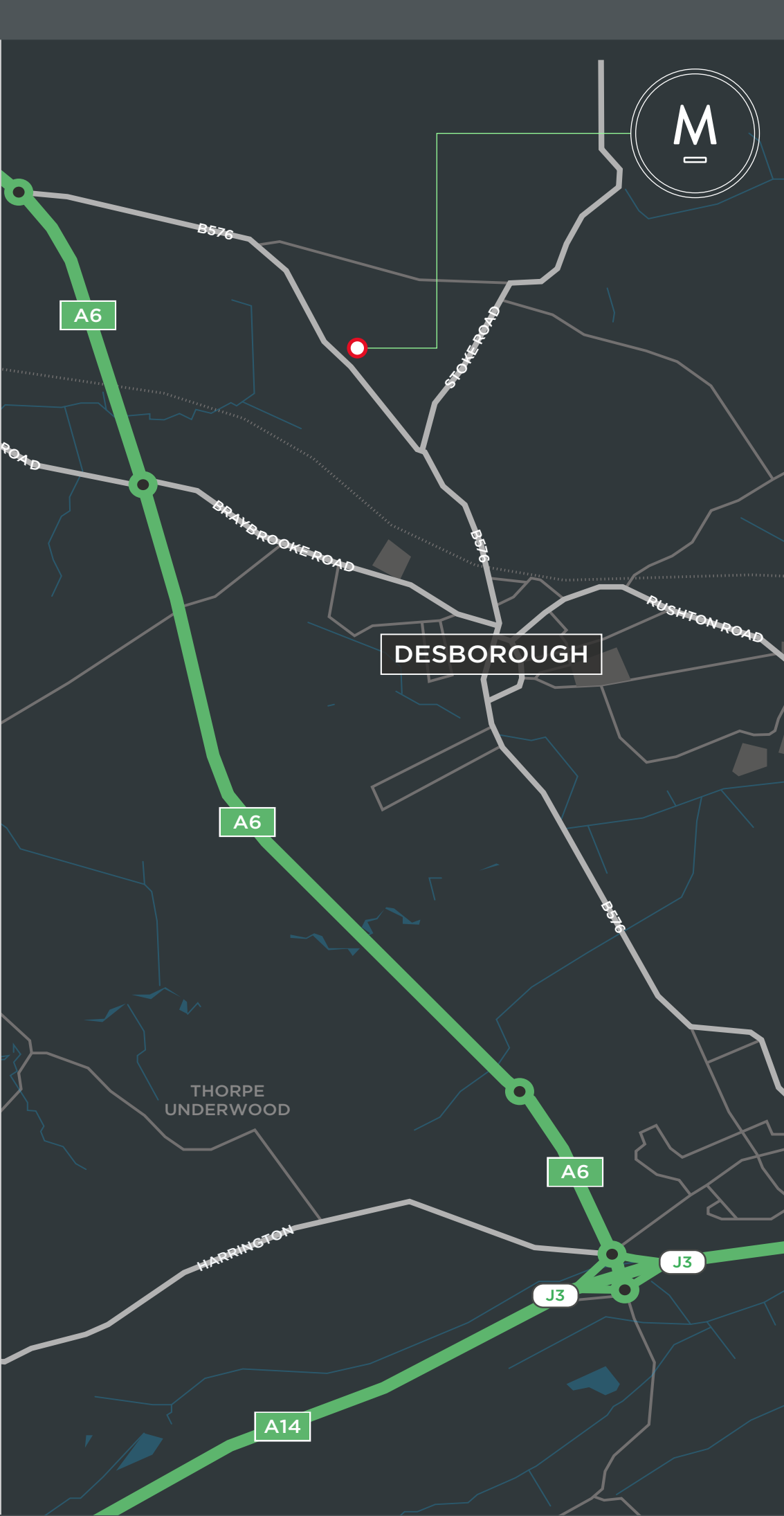
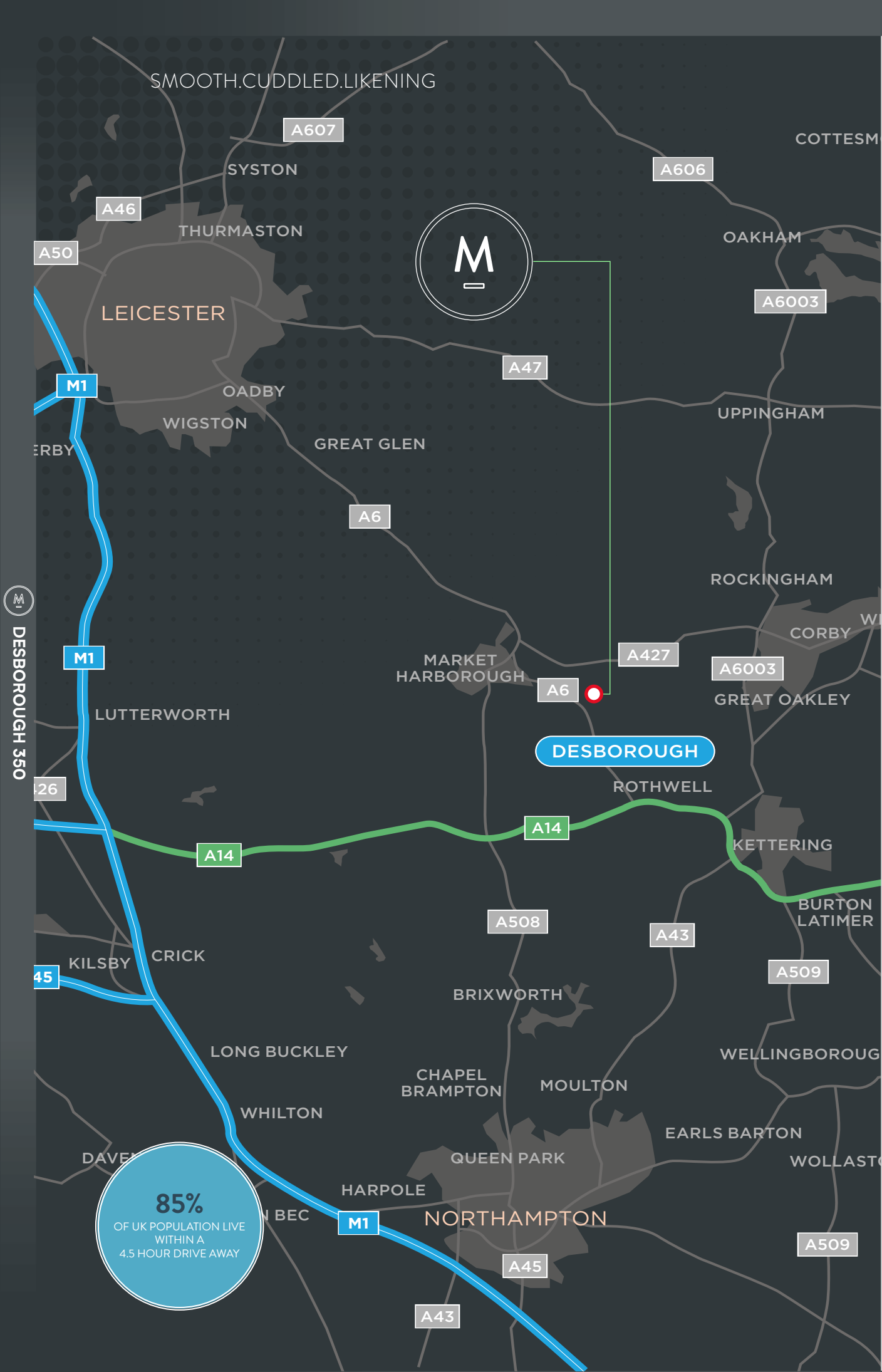
DESBOROUGH 350

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INDICATIVE CGI

350,000 SQ FT AVAILABLE



Desborough 350 enjoys a close proximity to key motorways, such as the M1, M6, and M69. In addition, Desborough is situated near major arterial routes such as the A6 and A14 which provide convenient access to regional and national distribution networks.

LABOUR MARKET STATISTICS (WITHIN NORTHAMPTONSHIRE)



20,078 (4%)
TOTAL UNEMPLOYED



506,174
TOTAL OF WORKING
AGE



65,851
TOTAL
APPROPRIATELY SKILLED

POPULATION

WITHIN 90 MINS



WITHIN 3 HOURS



WITHIN 4.5 HOURS



ALL ABOVE STATISTICS SOURCE: NOMIS AND DRIVETIMEMAPS.CO.UK



	DISTANCE	TIME
A6	1 mile	1 min
A14 J3	4.6 miles	6 mins
Northampton	21.7 miles	36 mins
M1 J19	20.8 miles	24 mins
Leicester	20.8 miles	41 mins
London	87 miles	2 hr 18 min
London Gateway	112 miles	2 hr 1 min
Felixstowe	117 miles	2 hr 11 min

SOURCE: GOOGLE MAPS



MULBERRY
DEVELOPMENTS



ALL ENQUIRIES



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