



MULBERRY
DEVELOPMENTS



DESBOROUGH 350

TO LET OR FOR SALE

350,000 SQ FT BUILD TO SUIT

DETAILED PLANNING PERMISSION GRANTED

A6 / B576 DESBOROUGH NN14 2SR

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT



/// SMOOTH.CUDDLED.LIKENING

DESBOROUGH 350

Desborough 350 is a brand new industrial/logistics opportunity, to be built to BREEAM Excellent standards. The development is located within 7 minutes drive of Junction 3 of the A14.

The site comprises c. 20 acres with detailed planning consent granted for 350,000 sq ft of B2/ B8 accommodation. Alternative layouts are possible subject to planning.



DESBOROUGH 350

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New **Build To Suit**
Warehouse



2
MVA



271 Car Parking
Spaces (27 **EV** charging)



18 m
Eaves Height

BREEAM[®]

Built to
BREEAM Excellent



50m
Yard Depth



77
HGV Bays



2 Level Access
30 Dock Level Doors

	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



Target EPC Rating of 'A'



Rainwater Harvesting **Ready**



27 EV Charging Spaces

DESBOROUGH 350

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INDICATIVE CGI

350,000 SQ FT AVAILABLE



MULBERRY
DEVELOPMENTS

ALL ENQUIRIES

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AGENCY

CBRE

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