



MULBERRY
DEVELOPMENTS



MULBERRY 120 - NORTHAMPTON

A FULLY REFURBISHED, 120,000 SQ FT INDUSTRIAL / LOGISTICS HUB, SITUATED IN THE HEART OF THE GOLDEN TRIANGLE.

AVAILABLE TO BUY
OR LET Q1 2027

NN5 5BB

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NORTHAMPTON
TOWN CENTRE
2.5 MILES / 10 MINS

HALFORDS

A4500

WICKES

ALDI

B&M STORE

NUFFIELD HEALTH GYM

TENPIN BOWLING

PIZZA HUT

JUNCTION 15A M1
2 MILES / 10 MINS

A4500

LIDL

NEXT

COSTA COFFEE

NANDOS

REXEL

GAMBREL RD

M&S

BOOTS

DULUX DECORATOR CENTRE

MULBERRY 120 - NORTHAMPTON

MAN TRUCK & BUS

SAINSBURY'S

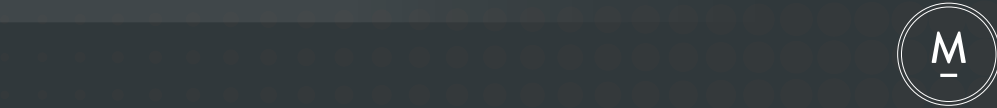
FORMULA ONE
AUTOCENTRES

Aerial View

LOCATION

Prominently situated in the well-established Lodge Farm Industrial Estate, Mulberry 120 - Northampton is at the heart of the Golden Triangle, benefiting from excellent transport links and fast access to the Midlands, South East and national road network.

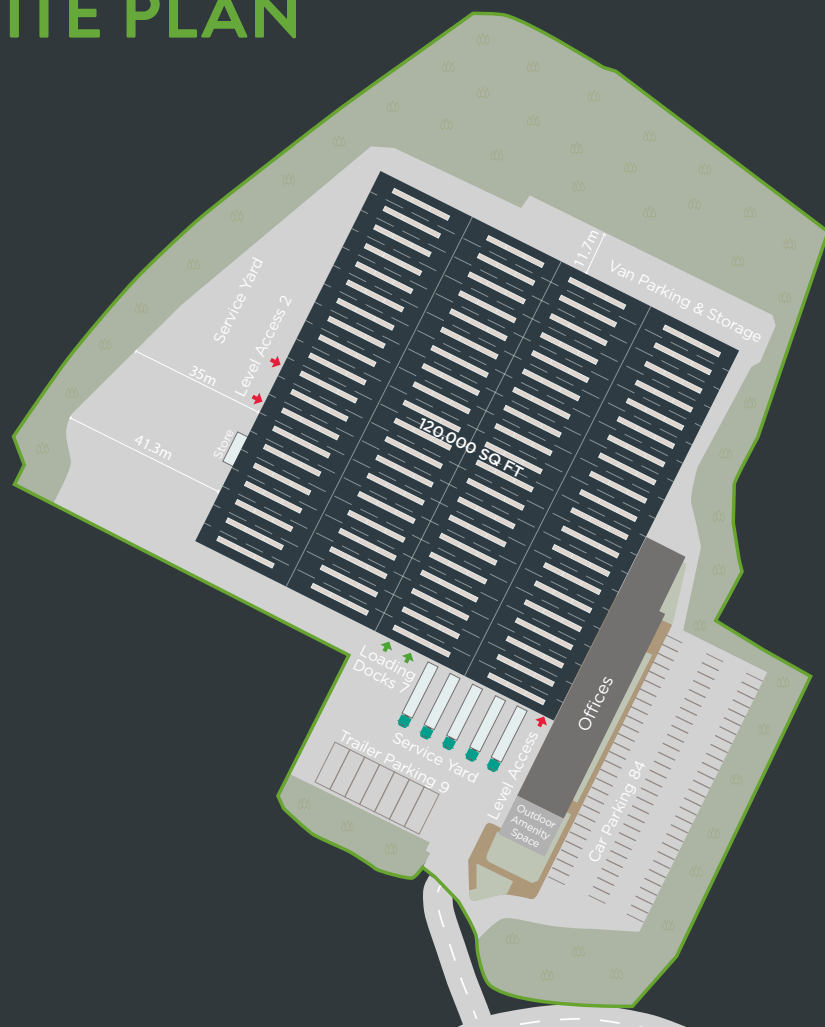
Northampton town centre is just a 10 minute drive away, as is Junction 15A of the M1 motorway. There are local bus routes, and Northampton Train Station is only 1.5 miles away, with direct trains to London Euston, making London within reach in just under 1 hour via the national rail network.



	DISTANCE	TIME
M1 (Junction 15A)	2 miles	10 mins
Northampton Town Centre	2.5 miles	10 mins
Daventry International Rail Freight Terminal (DIRFT)	15 miles	21 mins
Coventry	30.7 miles	42 mins



SITE PLAN



	SQ FT	SQ M
Warehouse	104,531	9,707
Offices (2 Storey)	14,152	1,314
Plant Room	1,593	148
TOTAL AREA	120,277	11,169

SPECIFICATION



Mulberry 120 - Northampton is a newly-refurbished warehouse unit totalling 120,000 sq ft. The refurbished unit will have an EPC 'B' rating, with 10% rooflights throughout, newly-installed level access, dock-level and personal doors, as well as internal refurb and external redecoration to the office and welfare areas, and new security fencing and gates.

The building has a clear eaves height of 7.6M, with a flexible layout suited to either distribution, industrial or logistics operations. There is generous parking on site, 7 Dock Level Access and 3 Ground Level Access doors and spacious yards of up to 41.3M.

KEY HIGHLIGHTS:

- EPC 'B' rating
- New built up roof system with 10% roof lights throughout
- New built up wall cladding to latest building regulations and external redecoration to the offices
- All level access, dock and personal doors replaced
- New and recommissioned mechanical and electrical services
- Lighting and forklift charging to the warehouse
- Offices and welfare areas refurbished and ready for tenant fit out
- New security fencing and gates to main elevation



10%
Roof lights



EPC 'B'
rating



600 KVA
(with potential to upgrade)



41.3m
Yard Depth



82
Car Parking Spaces



16-28
HGV Bays



7.6m eaves height
(Rising to 10M at
the apex)



7 Dock Level Access
Loading Doors
3 Ground Loading Doors

ALL ENQUIRIES



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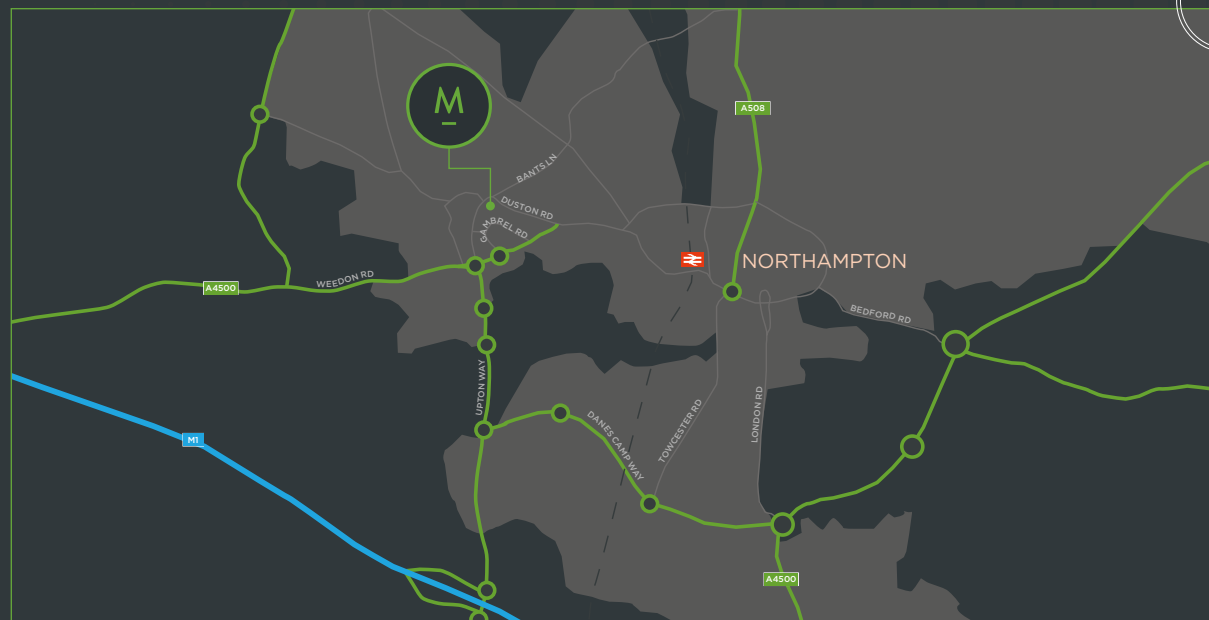
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ABOUT MULBERRY

Mulberry is a privately owned and funded property developer with over 20 years' experience, which includes delivery of over 9 Million sq ft of industrial & logistics space.

Having developed properties both for sale and income purposes, our success has been founded on an entrepreneurial approach and strong relationships, as well as providing innovative solutions throughout the planning, funding and development stages.

We recognise the responsibility we have to deliver environmental and social benefits to our customers and the communities in which we operate.

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