

M1

J16 ↗



# NORTHAMPTON WEST

DISTRIBUTION CENTRE NN7 3LB

**93,670 SQ FT**  
(8,702 SQ M)

**TO LET / FOR SALE**

Furnace Lane / Nether Heyford / Northamptonshire

**ANGLE**  
PROPERTY





## KEY FEATURES

- **Gross internal floor area of 93,670 sq ft (8,702 sq m)**
- **7.5 acre site**
- **10 level access doors**
- **2 dock level loading doors**
- **Northern yard 70m**
- **Situated just off the A5 Trunk Road**
- **J16 M1 & A43 (Towcester) both 6 miles**
- **Available To Let, May Sell**

## ACCOMMODATION

The premises comprise a detached industrial/warehouse steel frame building of brick/metal-profiled cladding construction.

The property is situated on a 7.5 acre (gross) site and benefits from extensive loading and vehicle parking areas – both cars, HGVs and trailers.

On the south elevation the building has 4 level access loading doors and 2 dock level access doors; on the north elevation there are 6 level access loading doors.

On the south elevation the property has a two storey office area with a number of individual offices together.



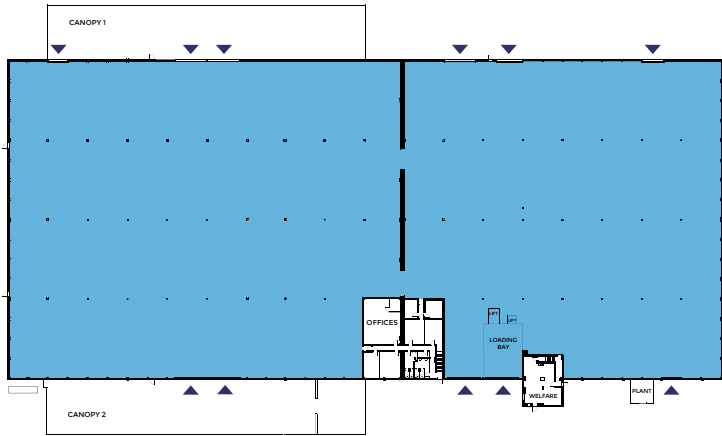
FLOOR AREAS

	sq ft	sq m
WAREHOUSE	87,182	8,100
GROUND & FIRST FLOOR OFFICES / WELFARE	6,488	602
<b>TOTAL</b>	<b>93,670</b>	<b>8,702</b>

NORTH CANOPY	6,907	641.7
SOUTH CANOPY	6,890	640.1

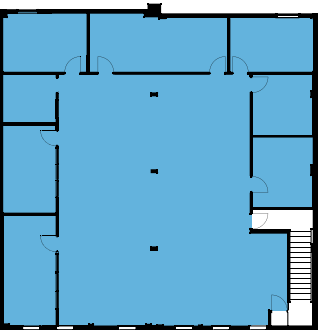
GROUND FLOOR WAREHOUSE



GROUND FLOOR (OFFICES)



FIRST FLOOR (OFFICES)





## LOCATION

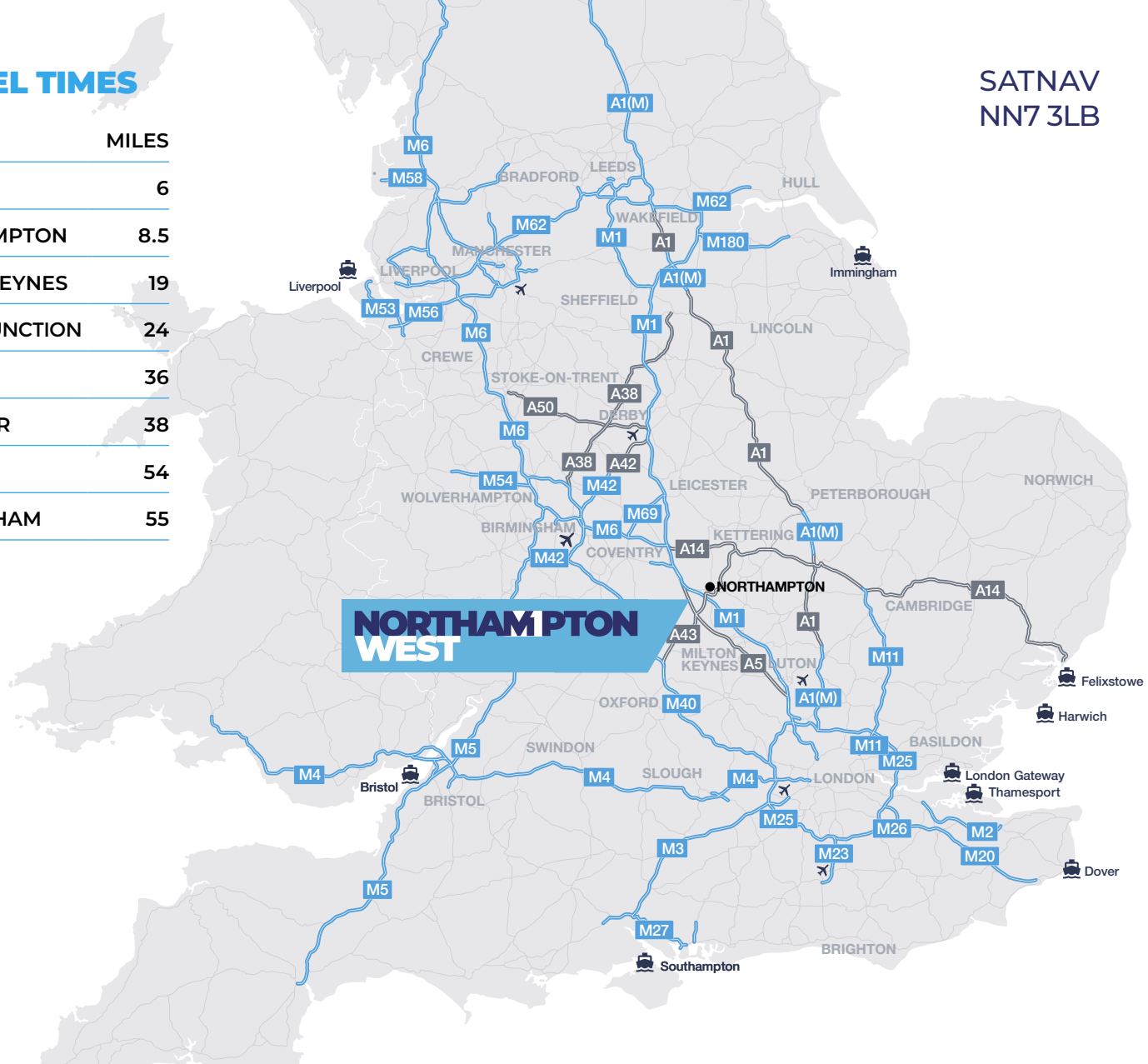
The premises are situated on Furnace Lane on the edge of Nether Heyford. Furnace Lane connects to the A5 Trunk Road 0.4 miles to the west. The A5 Trunk Road in turn provides direct access to the A43 Junction at Towcester 6 miles to the south. Junction 16 of the M1 is 6 miles to the north via the A5 and new A45 Link Road.

The property provides easy access to Milton Keynes (19 miles); Northampton (8.5 miles); A14/M6 Junction (19 miles); M40 (24 miles) and M25 (50 miles).

The village of Nether Heyford is only a short distance away and contains a wide range of local amenities to include several shops, a public house and community facilities.

## TRAVEL TIMES

BY CAR	MILES
M1 (J16)	6
NORTHAMPTON	8.5
MILTON KEYNES	19
A14/M6 JUNCTION	24
LUTON	36
LEICESTER	38
LONDON	54
BIRMINGHAM	55



SATNAV  
NN7 3LB

Angle Property for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Angle Property has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. April 2021



Robert Shacklock  
E [robert@louchshacklock.com](mailto:robert@louchshacklock.com)  
T 01908 224760  
DDI 01908 224764  
M 07860472750



Anthony Williamson  
E [tony@angleproperty.co.uk](mailto:tony@angleproperty.co.uk)  
T 01296 688914  
M 07582 222617  
[www.angleproperty.co.uk](http://www.angleproperty.co.uk)