

PANATTONI

# BRACKMILLS 340

M1/J15 | Industrial Estate | Northampton | NN4 7UF

 [motion.corner.solo](https://motion.corner.solo)

[panattoni.co.uk/brackmills](https://panattoni.co.uk/brackmills)

Grade-A speculative build industrial/logistics opportunity

**336,847 SQ FT**

Construction commencing Q1 2028

Net Zero Carbon in construction



DSV

ACTIVE ANTS



uniserve



Wickes

DACHSER  
Intelligent Logistics

DECATHLON

great bear

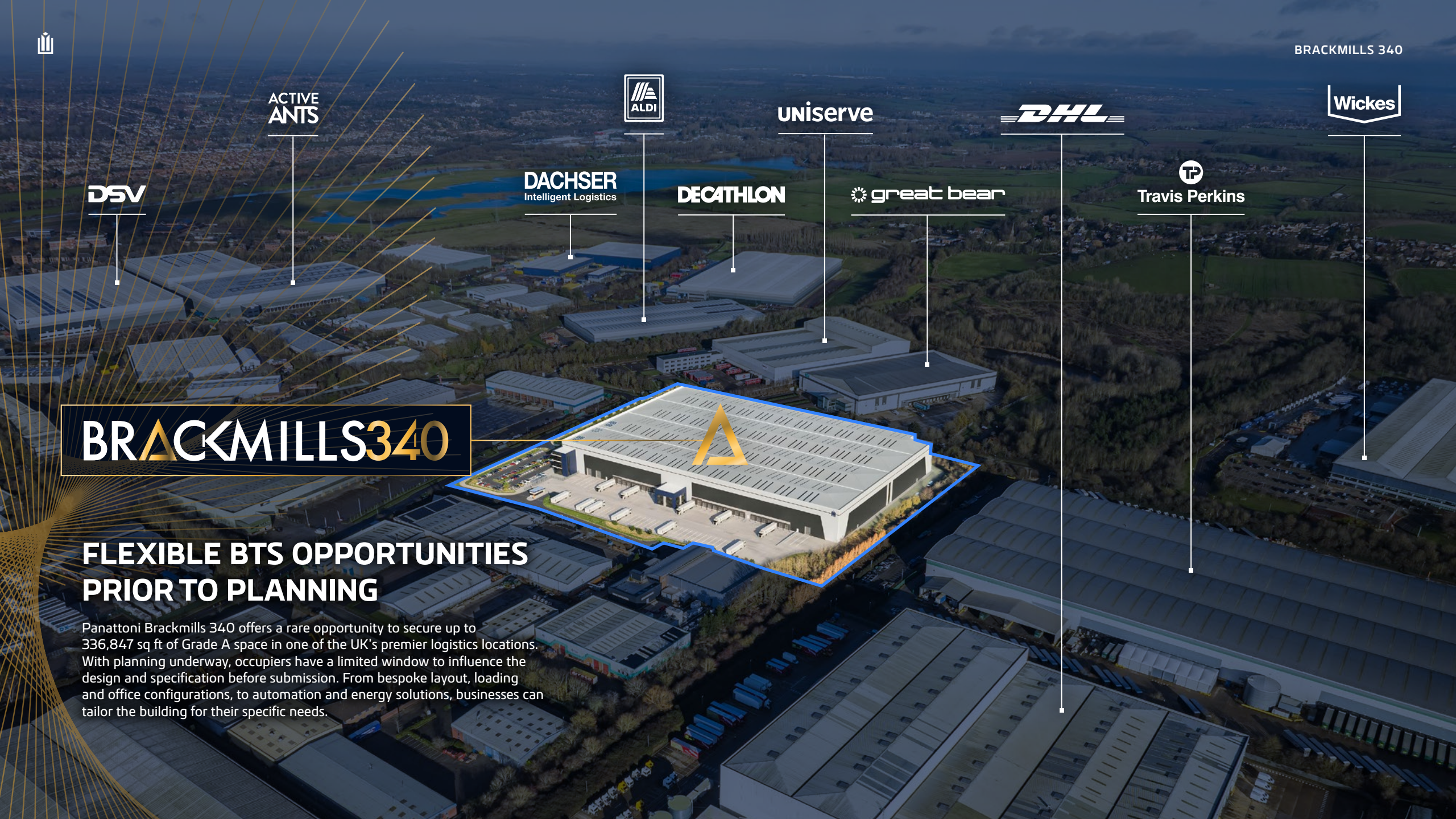


Travis Perkins

# BRACKMILLS340

## FLEXIBLE BTS OPPORTUNITIES PRIOR TO PLANNING

Panattoni Brackmills 340 offers a rare opportunity to secure up to 336,847 sq ft of Grade A space in one of the UK's premier logistics locations. With planning underway, occupiers have a limited window to influence the design and specification before submission. From bespoke layout, loading and office configurations, to automation and energy solutions, businesses can tailor the building for their specific needs.





# BUILT FOR NATIONAL DISTRIBUTION

# 88%



of the UK population reachable within a single HGV journey



|                      | Miles | Time      |
|----------------------|-------|-----------|
| M1 Junction 15       | 1     | 2 min     |
| Northampton          | 4     | 7 min     |
| M6 Junction 1 / A14  | 26    | 40 min    |
| M25 Junction 21 / M1 | 46    | 54 min    |
| Birmingham           | 59    | 1h 12 min |
| London               | 68    | 1h 55 min |
| Leeds                | 139   | 2h 48 min |
| Manchester           | 142   | 2h 57 min |



|                       | Miles | Time      |
|-----------------------|-------|-----------|
| Luton Airport         | 39    | 48 min    |
| Birmingham Airport    | 53    | 1h 6min   |
| East Midlands Airport | 57    | 1h 8 min  |
| Heathrow Airport      | 69    | 1h 22 min |



|                | Miles | Time     |
|----------------|-------|----------|
| Tilbury        | 93    | 1h 55min |
| London Gateway | 96    | 2h 2min  |
| Southampton    | 114   | 2h 28min |
| Avonmouth      | 120   | 2h 31min |
| Felixstowe     | 126   | 2h 33min |
| Immingham      | 138   | 2h 55min |
| Dover          | 150   | 3h 9 min |



|                              | Miles | Time   |
|------------------------------|-------|--------|
| Maritime Northampton Gateway | 5     | 10 min |
| DIRFT                        | 22    | 28 min |

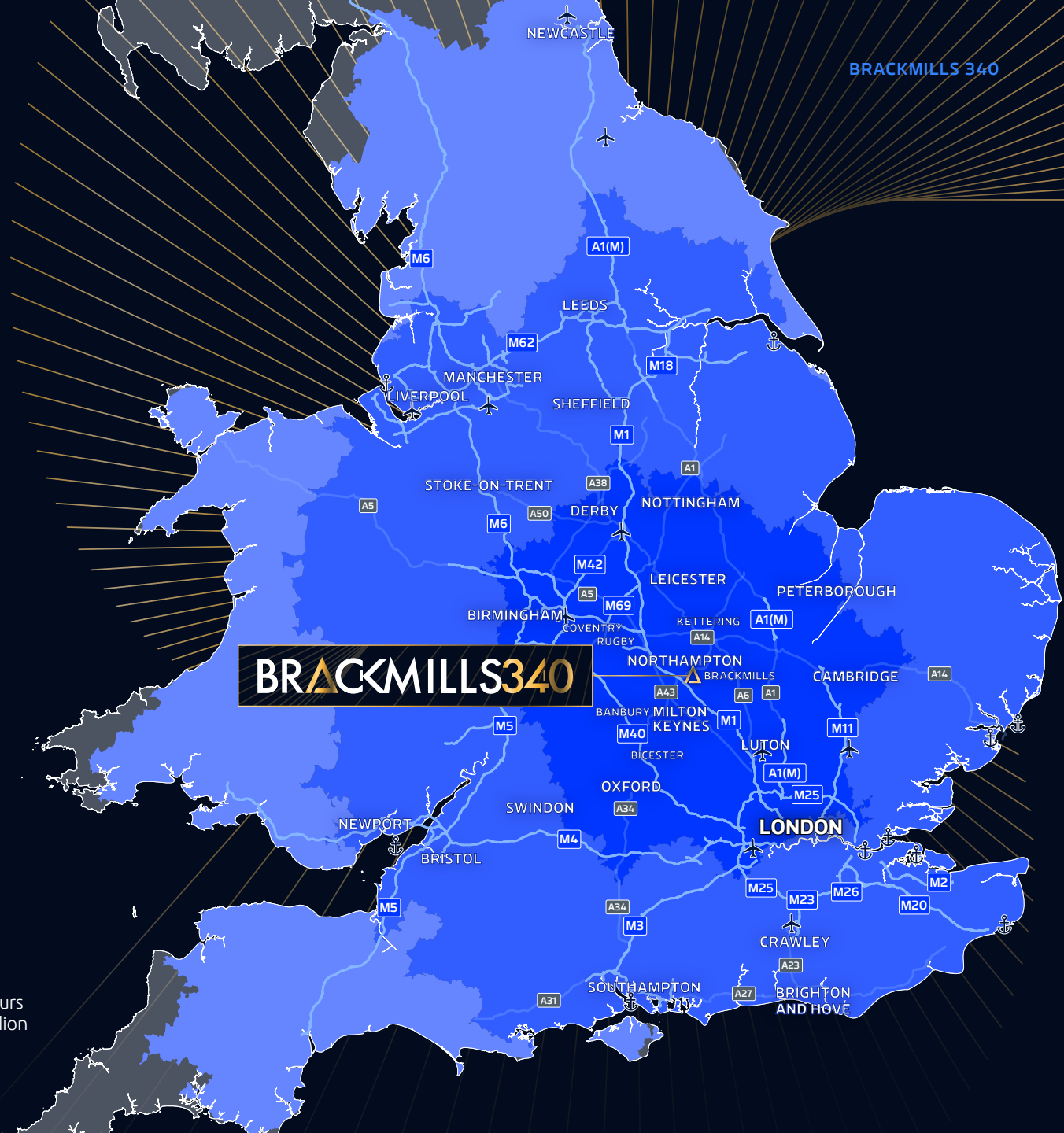
Source: Road Lords Dispatcher, October 2025

Drive time: 4.5 hours  
Population: 60 million

Drive time: 3 hours  
Population: 52 million

Drive time: 1.5 hours  
Population: 16 million

Source: ESRI 2025



BRACKMILLS 340



# CONNECTING TO YOUR CONSUMERS



**2 mins**  
to M1 J15



**7 mins**  
to Northampton



**10 mins**  
to intermodal rail facilities



**72 mins**  
to Birmingham



**54 mins**  
to M25



**115 mins**  
to London

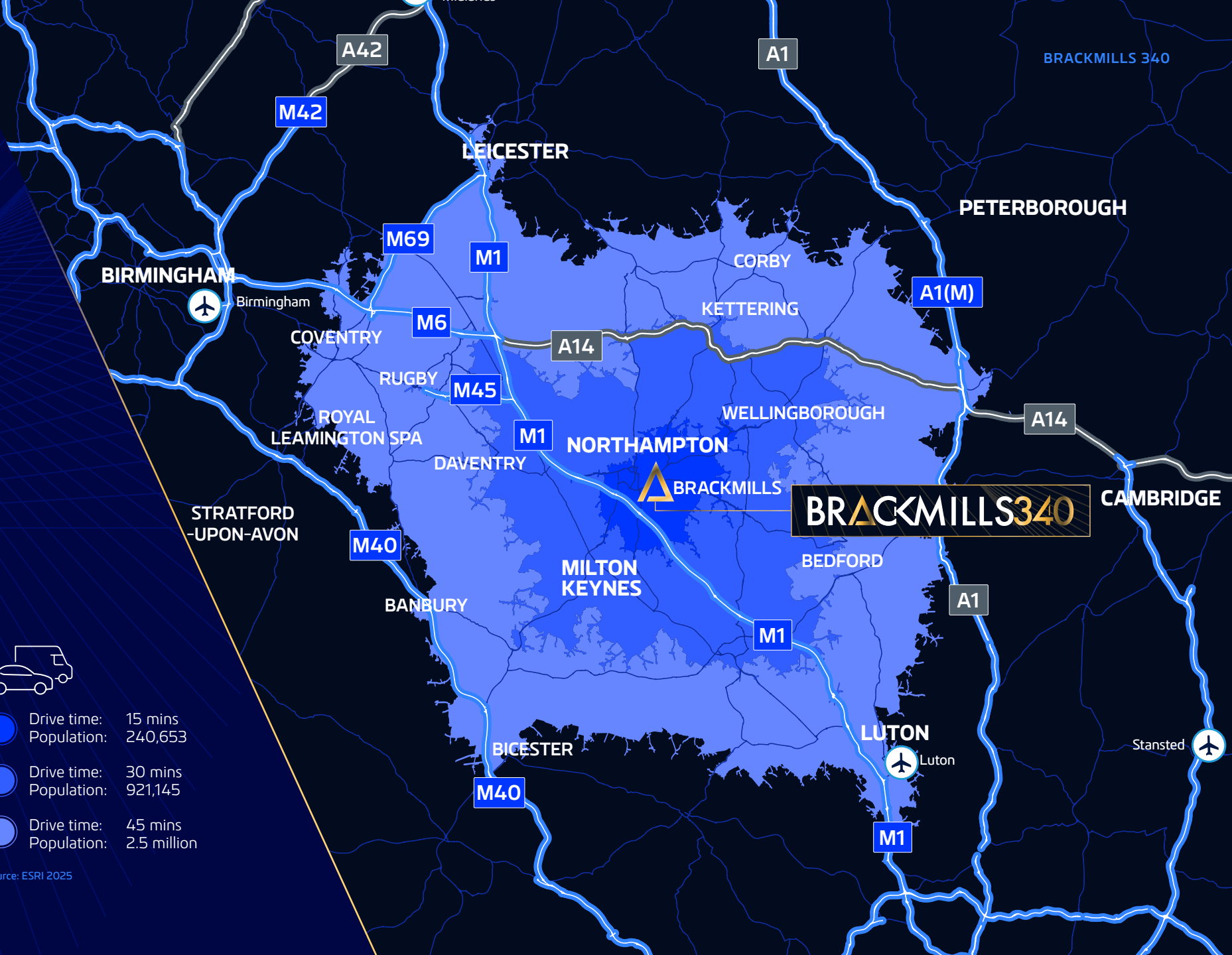


● Drive time: 15 mins  
Population: 240,653

● Drive time: 30 mins  
Population: 921,145

● Drive time: 45 mins  
Population: 2.5 million

Source: ESRI 2025





# BRACKMILLS 340



# CONSTRUCTION COMMENCING Q1 2028

Panattoni Brackmills 340 offers a versatile development platform. For a limited period, occupiers have a rare opportunity to influence design, layout and specification ahead of submission of planning.

Work directly with Panattoni's specialist design and delivery teams to:

- Adapt internal layouts and loading arrangements
- Adjust office configuration and amenities
- Integrate bespoke energy, automation or storage solutions
- Enhance ESG and efficiency outcomes



PALLET POSITIONS

**89,880\***  
NARROW AISLE

**65,460\***  
WIDE AISLE

with potential to increase if required



**FM2**  
FLOORING



**20%** EV  
CHARGING POINTS



SEPARATE  
CAR PARKS



**CYCLE**  
PARKING SPACES



**SECURE YARD**  
& GATEHOUSE



## BRACKMILLS340

| Area                  | sq ft          | sq m          |
|-----------------------|----------------|---------------|
| Warehouse             | 317,345        | 29,482        |
| Office (inc. GF core) | 16,702         | 1,552         |
| Transport Office      | 2,500          | 232           |
| Gatehouse             | 300            | 28            |
| <b>Total GIA</b>      | <b>336,847</b> | <b>31,294</b> |

**15%**  
ROOF LIGHTS

**18m** CLEAR  
INTERNAL HEIGHT

**50kN/m<sup>2</sup>**  
FLOOR LOADING

**3** LEVEL  
ACCESS DOORS

**27**  
DOCK DOORS

**50m**  
YARD DEPTH





# ENGINEERED FOR LONG-TERM EFFICIENCY.



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Sub-metering of energy consumption



Rainwater harvesting



Targeting Net Zero Carbon in construction



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Targeting BREEAM 'Excellent'



Targeting Office EPC Rating 'A+'  
Warehouse EPC Rating 'A'



BRACKMILLS 340

# BRACKMILLS 340





# A THRIVING ECONOMY AT THE HEART OF THE GOLDEN TRIANGLE.

£157 billion  
REGIONAL GDP  
IN 2022.  
(5.8% OF TOTAL UK OUTPUT)\*

Source: East Midlands Councils 2025.



200  
BUSINESSES OPERATING  
ACROSS THE 730 ACRE BRACKMILLS  
INDUSTRIAL ESTATE SITE.

+15%  
LOGISTICS  
EMPLOYMENT  
GROWTH

ACROSS NORTHAMPTONSHIRE  
IN THE PAST DECADE.  
(11% UK AVERAGE)

Source: North Northamptonshire Strategic Logistics Study 2025



TOP 5  
NORTHAMPTON  
IS ONE OF THE  
FASTEST-GROWING  
CITY/TOWN ECONOMIES  
IN THE UK.

Source: Centre for Cities 2024



£684  
MEDIAN WEEKLY  
EARNINGS  
ACROSS THE EAST  
MIDLANDS.  
(£728 NATIONALLY)

Source: East Midlands Councils 2025.

12,000  
JOBS SUPPORTED  
LOCALLY  
BY BRACKMILLS  
INDUSTRIAL ESTATE.

Source: East Midlands Councils 2025.



# THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER.

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video: [www.panattoni.co.uk/economy](http://www.panattoni.co.uk/economy)

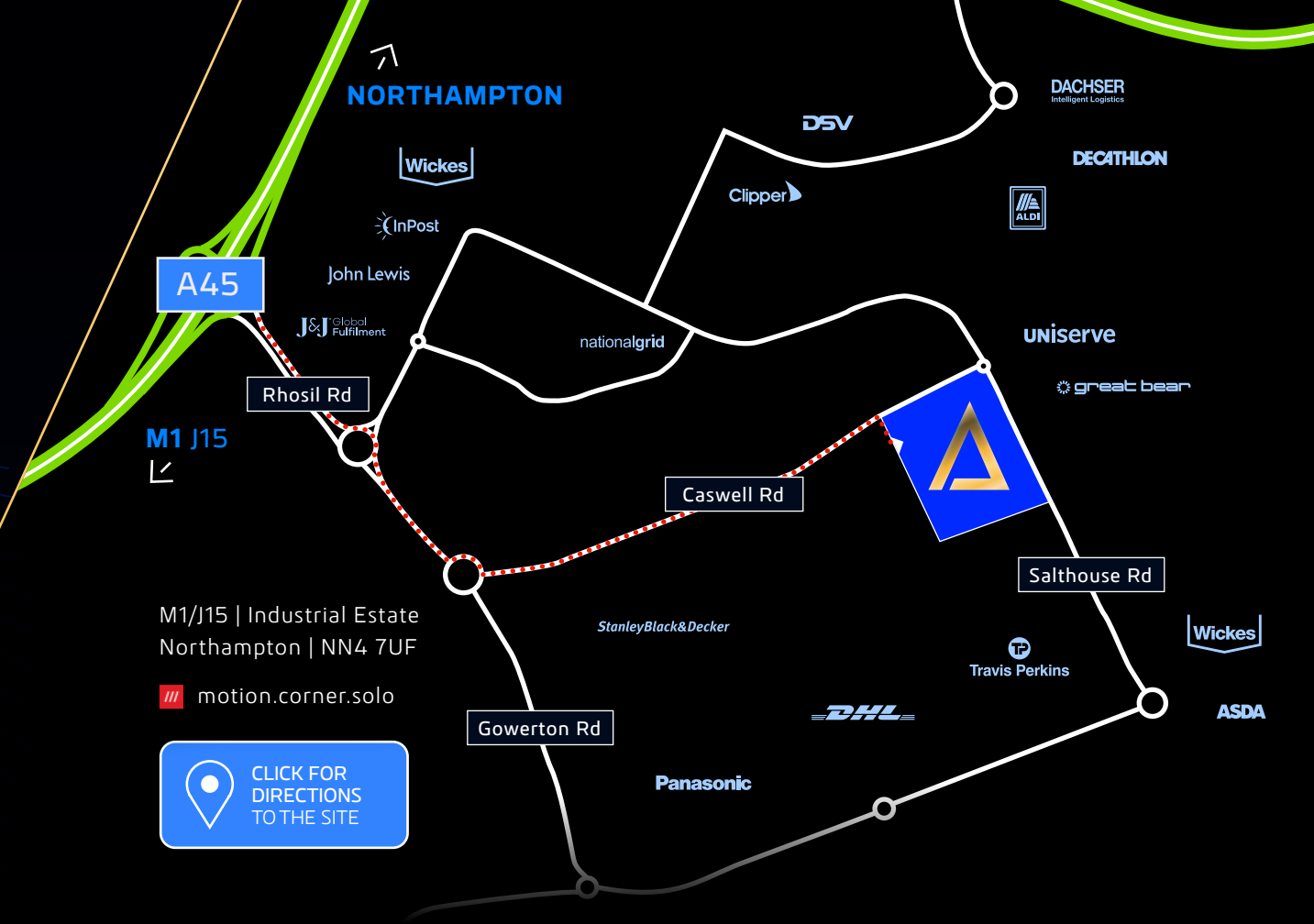
70  
OFFICES  
WORLDWIDE

2,500  
INTERNATIONAL  
CUSTOMERS

270m+  
SQ FT DEVELOPED  
ACROSS EUROPE & ASIA

28m  
CURRENTLY UNDER  
CONSTRUCTION

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↙

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