

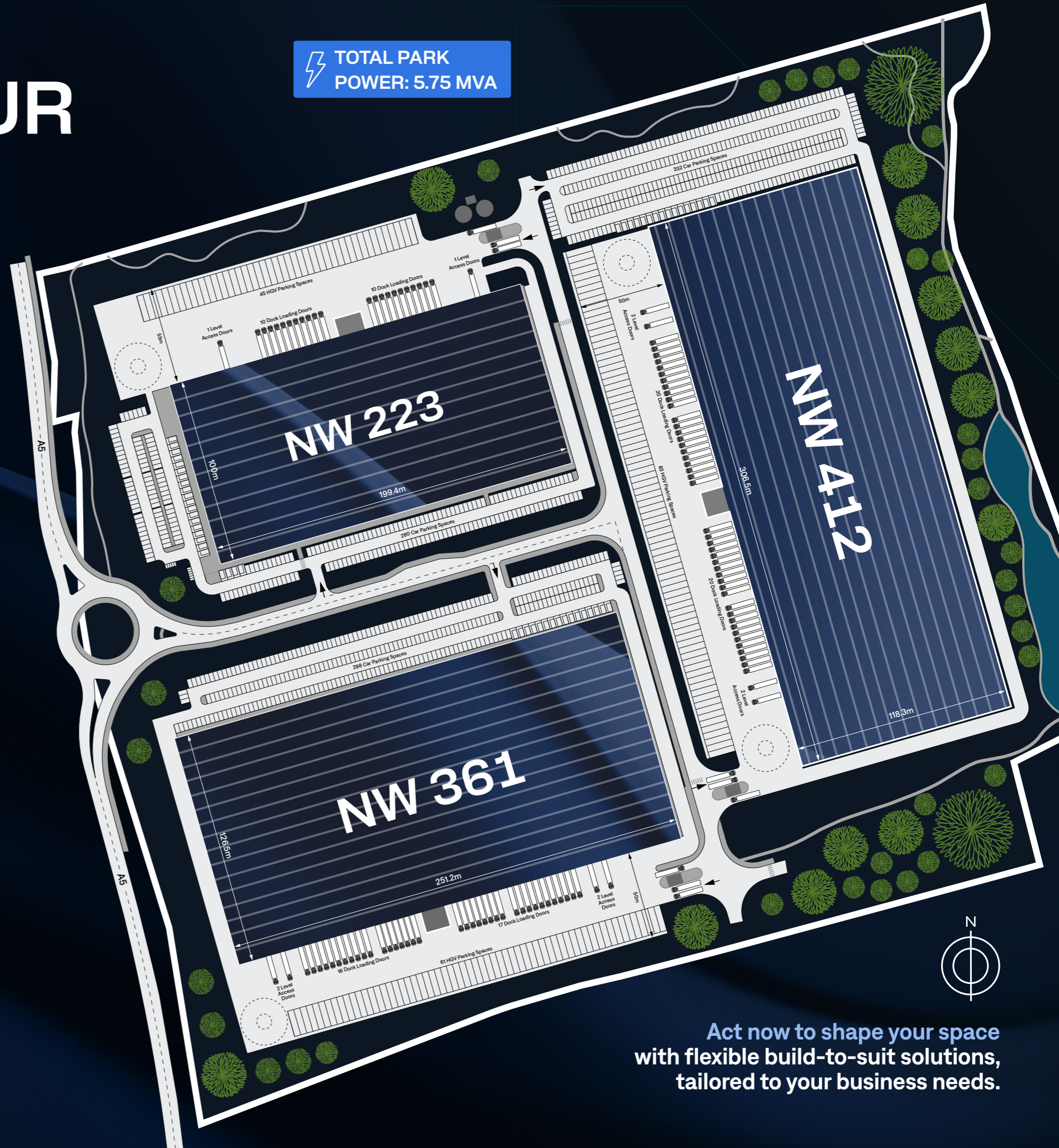
BUILT FOR YOUR OPERATIONS.

**TOTAL PARK
POWER: 5.75 MVA**

NW 223	sq ft	sq m
Warehouse Area	208,000	19,324
Office Area	12,000	1,115
Transport Office	3,000	279
Gatehouse	269	25
Total	223,269	20,743

NW 361	sq ft	sq m
Warehouse Area	340,503	31,634
Office Area	17,921	1,665
Transport Office	3,000	279
Gatehouse	300	28
Total	361,724	33,606

NW 412	sq ft	sq m
Warehouse Area	388,335	36,077
Office Area	20,438	1,899
Transport Office	3,000	279
Gatehouse	300	28
Total	412,073	38,283

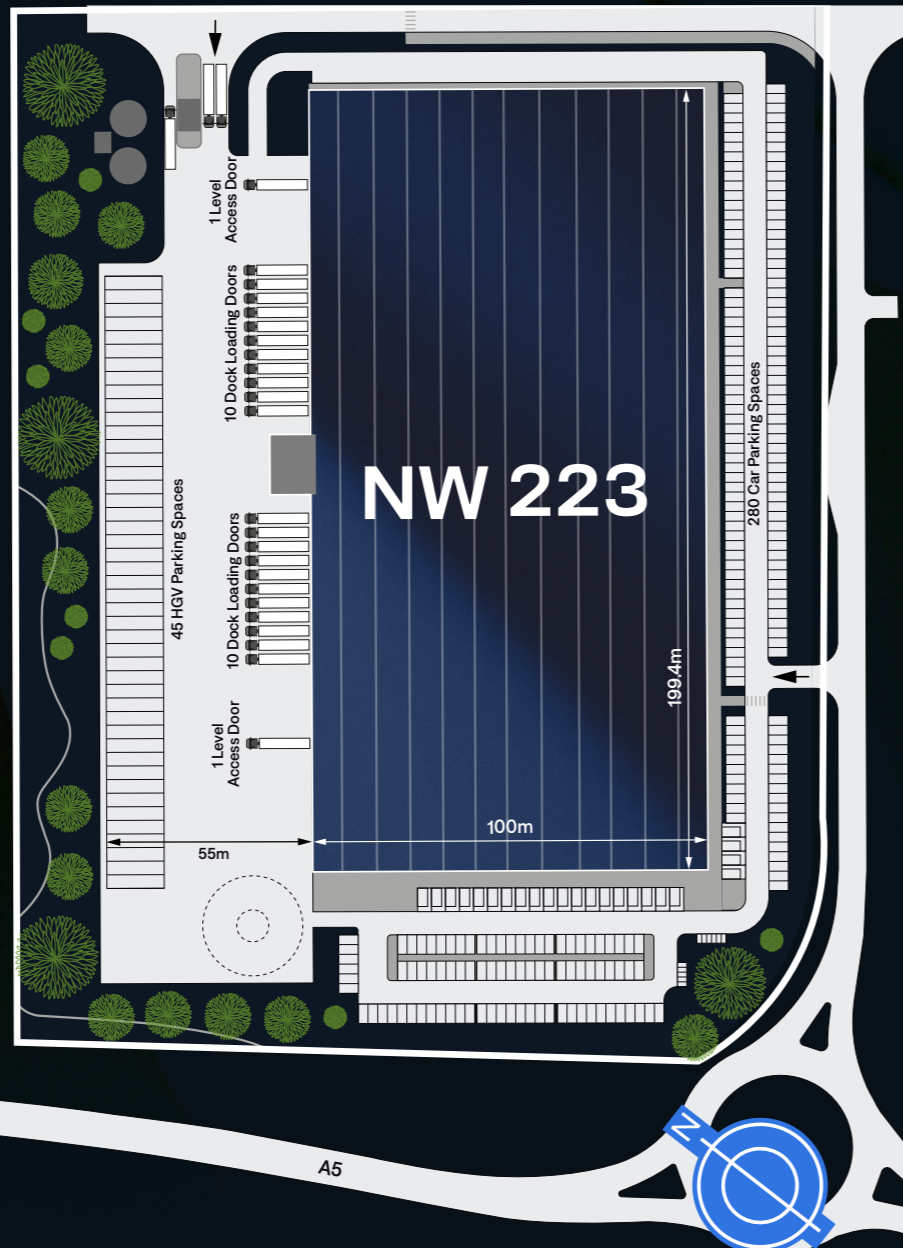


**Act now to shape your space
with flexible build-to-suit solutions,
tailored to your business needs.**

NW 223,269 SQ FT

	sq ft	sq m
Warehouse Area	208,000	19,324
Office Area	12,000	1,115
Transport Office	3,000	279
Gatehouse	269	25
Total	223,269	20,743

- 20 Dock Level Doors
- 45 HGV Parking Spaces
- 15m Clear Internal Height
- FM1 Flooring
- EV Car Parking Spaces
- 1.5 MVA
- 2 Level Access Doors
- 55m Yard Depth
- 50 kN/m² Floor Loading
- 280 Car Parking Spaces
- 2 Storey Offices



NW 361,724 SQ FT

	sq ft	sq m
Warehouse Area	340,503	31,634
Office Area	17,921	1,665
Transport Office	3,000	279
Gatehouse	300	28
Total	361,724	33,606












- 33 Dock Level Doors
- 61 HGV Parking Spaces
- 18m Clear Internal Height
- FM1 Flooring
- EV Car Parking Spaces
- 1.85 MVA
- 4 Level Access Doors
- 50m Yard Depth
- 50 kN/m² Floor Loading
- 298 Car Parking Spaces
- 2 Storey Offices



NW 412,073 SQ FT

As the largest opportunity within Panattoni Park Northampton West, NN412 offers a highly adaptable footprint designed to meet the needs of modern logistics and industrial operators. Its expansive floorplate, secure yard configuration and high-performance specification give occupiers the flexibility to optimise operations, enhance efficiency, and scale with confidence for long-term growth.

	sq ft	sq m
Warehouse Area	388,335	36,077
Office Area	20,438	1,899
Transport Office	3,000	279
Gatehouse	300	28
Total	412,073	38,283

-  40 Dock Level Doors
-  83 HGV Parking Spaces
-  18m Clear Internal Height
-  FM1 Flooring
-  EV Car Parking Spaces
-  2.4 MVA
-  4 Level Access Doors
-  50m Yard Depth
-  50 kN/m² Floor Loading
-  332 Car Parking Spaces
-  2 Storey Offices

