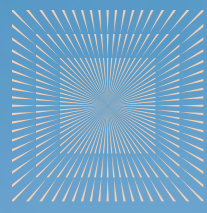


RAUNDS

LOGISTICS PARK

TO LET BRAND NEW
INDUSTRIAL WAREHOUSE DEVELOPMENT
10,645 SQ FT — 117,048 SQ FT

LONDON ROAD | RAUNDS
RINGSTEAD | WELLINGBOROUGH | NN9 6EQ



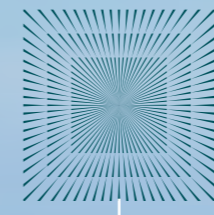
RAUNDS LOGISTICS PARK

Brand new development consisting of four Class B1c/ B2 and B8 employment units with a total GIA of 248,788 SQ FT on a plot of 15.5 acres.

LONDON ROAD | NN9 6EQ



**BRAND NEW
INDUSTRIAL WAREHOUSE DEVELOPMENT**



RAUNDS

A14 A14

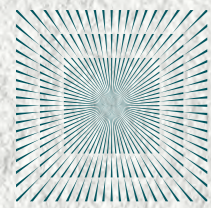
A14
J13

A14 A14

A1
15 miles

A45 A45

M1
J15 - 20 miles



THE ACCOMMODATION



UP TO 50 KN/SQM



GRADE A SPECIFICATION



FIRST FLOOR OFFICES



COMFORT COOLING/HEATING



28M - 50M YARD DEPTHS



12M HAUNCH HEIGHT



DOCK & LEVEL ACCESS DOORS

UNIT 400

Level Access Loading Doors	2
Dock Level Doors	8
Car Parking Spaces	73
Yard	50m
Eaves Height	12m
HGV	32
Warehouse sq ft	73,098 SQ FT
First Floor Offices sq ft	7,298 SQ FT
TOTAL	80,396 SQ FT

UNIT 300

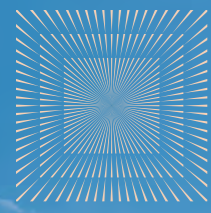
Level Access Loading Doors	2
Dock Level Doors	10
Car Parking Spaces	110
Yard	50m
Eaves Height	12m
HGV	-
Warehouse sq ft	111,494 SQ FT
Ground & First Floor Offices	5,554 SQ FT
TOTAL	117,048 SQ FT

UNIT 200

Level Access Loading Doors	2
Dock Level Doors	-
Car Parking Spaces	10
Yard	28
Eaves Height	8m
HGV	-
Warehouse sq ft	8,890 SQ FT
First Floor Offices sq ft	1,755 SQ FT
TOTAL	10,645 SQ FT

UNIT 100

Level Access Loading Doors	1
Dock Level Doors	4
Car Parking Spaces	45
Yard	50m
Eaves Height	10m
HGV	-
Warehouse sq ft	36,997 SQ FT
First Floor Offices sq ft	3,702 SQ FT
TOTAL	40,699 SQ FT



ESGREADY



LED
LIGHTING



ON SITE
CYCLE PARKING



EPC RATING
TARGET A

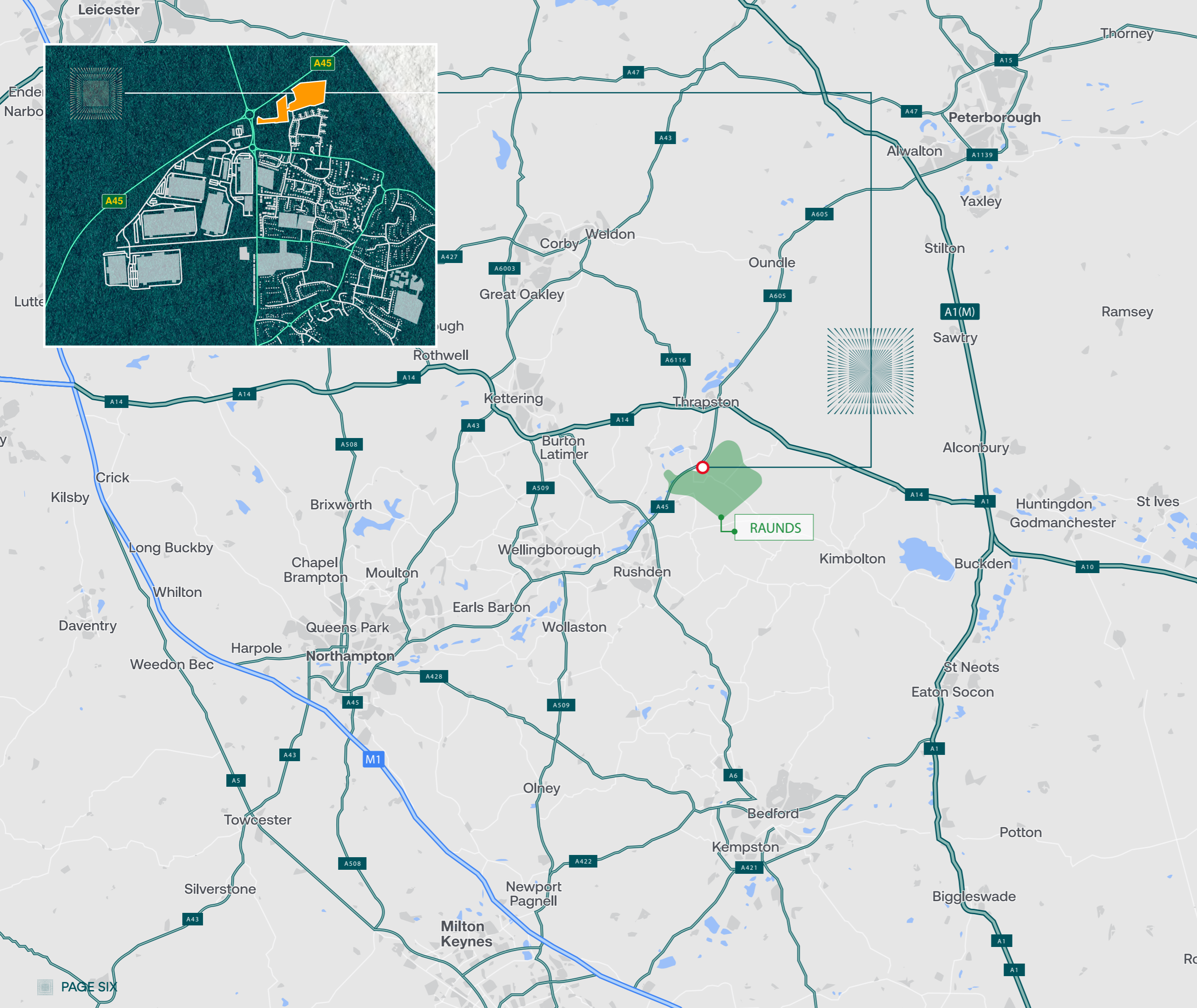


EV
CHARGING

BREEAM®

BREEAM
EXCELLENT





RAUNDS

LOGISTICS PARK

Located in Northamptonshire, Raunds is a leading distribution location and is strategically positioned on the A45/ A14 intersection, 8 miles south of Kettering, 12 miles west of Northampton, 68 miles south east of Birmingham and approximately 70 miles north of London.

ROAD CONNECTIONS

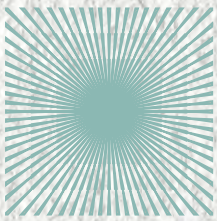
	DISTANCE	TIME
J13 A14	3 miles	5 mins
A1(M)	15 miles	16 mins
Wellingborough	8 miles	14 mins
Northampton	16 miles	20 mins
J15 M1	20 miles	22 mins
M1/M6 Interchange	33 miles	30 mins
Birmingham	68 miles	1 hr 5 mins
London	70 miles	1 hr 10 mins

AIRPORTS

	DISTANCE	TIME
Luton Airport	18 miles	28 mins
Birmingham Airport	37 miles	50 mins
East Midlands Airport	15 miles	22 mins

RAIL CONNECTIONS

	DISTANCE	TIME
Wellingborough	8 miles	14 mins
Kettering	15 miles	17 mins
Corby	15 miles	22 mins



M1 M1
AGENCY

JONJO LYLES

07388 488 252

Jonjo.lyles@m1agency.co.uk

GEORGINA THOMPSON

07793 461 360

Georgina.thompson@m1agency.co.uk

SOPHIE CORDERY

07825 380 457

Sophie.cordery@m1agency.co.uk

KAYLEIGH MASON

07747 486 661

Kayleigh.mason@m1agency.co.uk

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