



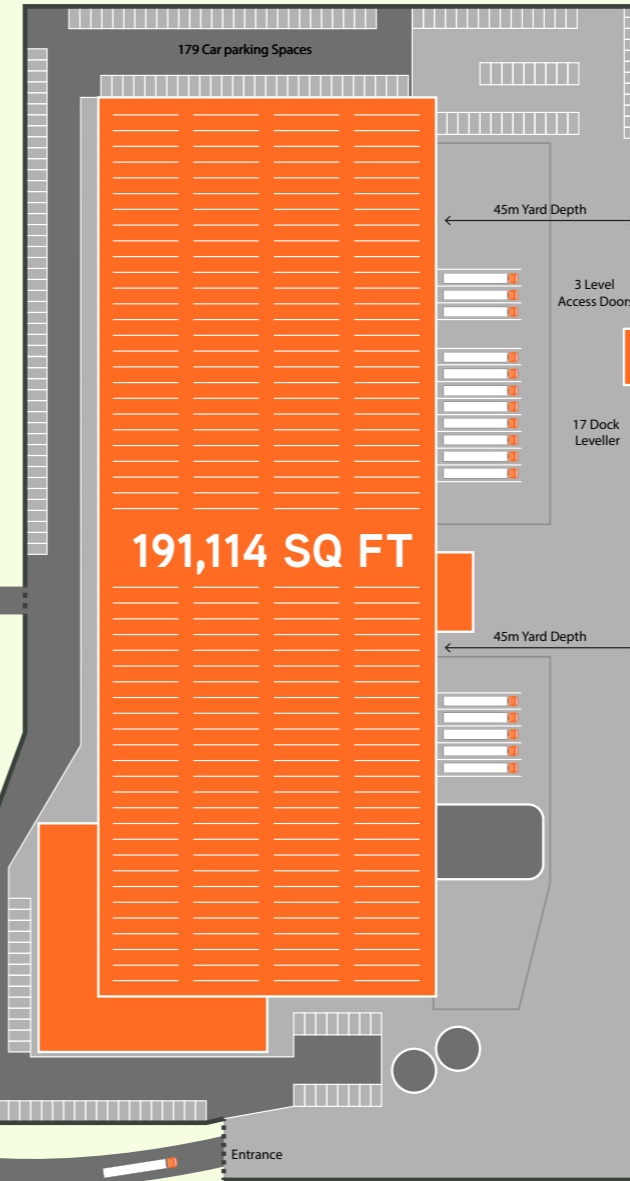
# BlackSwan

**191,114 Sq Ft** (17,755 Sq M)  
High Quality Fully Fitted Warehouse

Cob Drive, Swan Valley,  
Northampton, **NN4 9BB**



# Highly Specified Fully Fitted



- 12m Eaves Height
- 17 Dock Doors
- 3 Level Access Doors
- 45m Yard Depth
- 25 HGV Parking Spaces
- 50KN/M2 Floor Loading
- Conveyor System
- Fully Fitted Offices
- 179 Car Parking Spaces
- Fork Lift Battery Charging
- In Rack Sprinkler System
- 12 Person Passenger Lift
- Fully Fitted Canteen
- Warehouse Heating
- LED Lighting

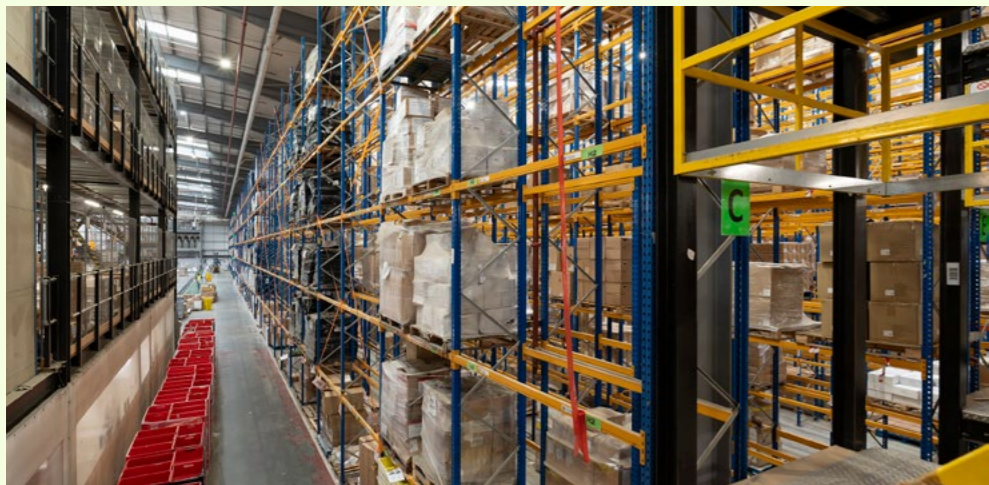
## Perfect Proximity to the M1

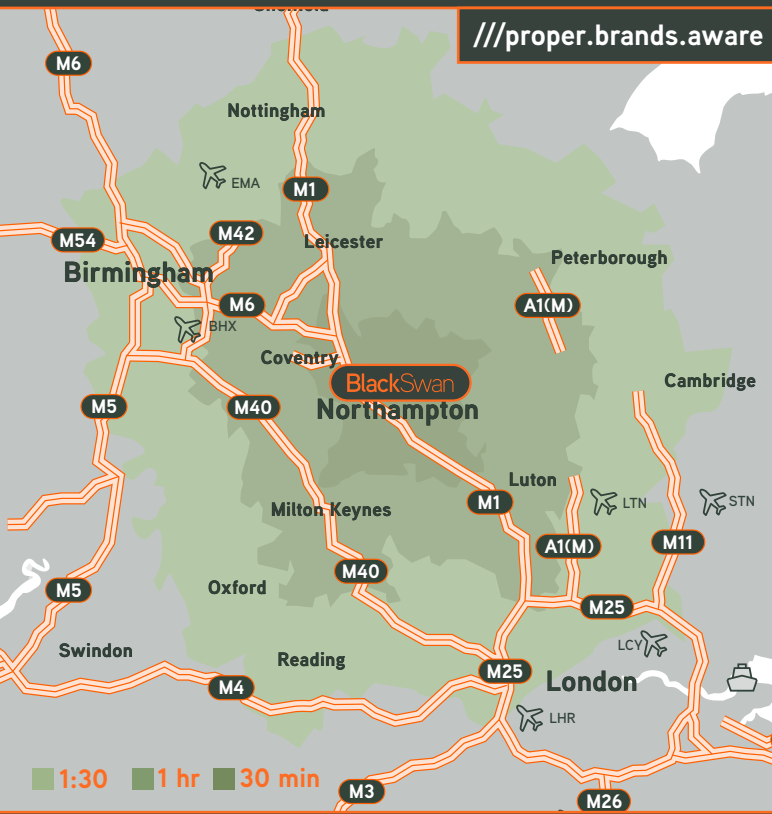
Black Swan offers 191,114 Sq Ft of highly specified, fully fitted, warehouse accommodation including prominent three storey offices.



	Sq Ft	Sq M
Warehouse	154,603	14,363
Transport Office	3,993	371
Three Storey Office	31,474	2,924
Gas Store	1,042	97
<b>Total GIA</b>	<b>191,114</b>	<b>17,755</b>







# Seamless Access

**Swan Valley** lies adjacent to Junction 15a of the M1 motorway which is one of the UK's most important distribution locations. The Swan Valley development comprises a total of 2.1 million sq ft and occupiers include Levi's, Carlsberg, Morrisons, Royal Mail and Pets at Home. The adjacent Pineham development includes BMW and J Sainsbury as major occupiers.

Car	Miles	Minutes
M1 J15A	0.5	2
Northampton	4	12
Coventry	32	40
Birmingham	53	55
London	67.5	1 hr 20
Bristol	110	2 hrs
Leeds	131	2 hrs 10
Manchester	135	2 hrs 20

Airports	Miles	Minutes
Luton	38	43
Birmingham Int.	47	50
East Midlands	51	51

Ports	Miles	Minutes
London Gateway	92	1 hr 40
Southampton	107	1 hr 50
Felstowe	125	2 hrs 21
Dover	149	2 hrs 30



**Tom Kimbell**  
07920 005 471  
tom.kimbell@cushwake.com

**Franco Capella**  
07834 197 403  
franco.capella@cushwake.com



**David Tew**  
07920 005 081  
david.tew@avisonyoung.com

**Robert Rae**  
07860 398 744  
robert.rae@avisonyoung.com

As a responsible landlord, Aviva Investors has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk). Cushman & Wakefield and Avison Young gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment the joint agents has any authority to make any representation or warranty whatsoever in relation to this property. April 2024. Designed and produced by **CORMACK** - [cormackadvertising.com](http://cormackadvertising.com)