

THRAPSTON 151

Unit 1A Halden's Parkway,
Thrapston NN14 4FR

GRADE A WAREHOUSE TO LET

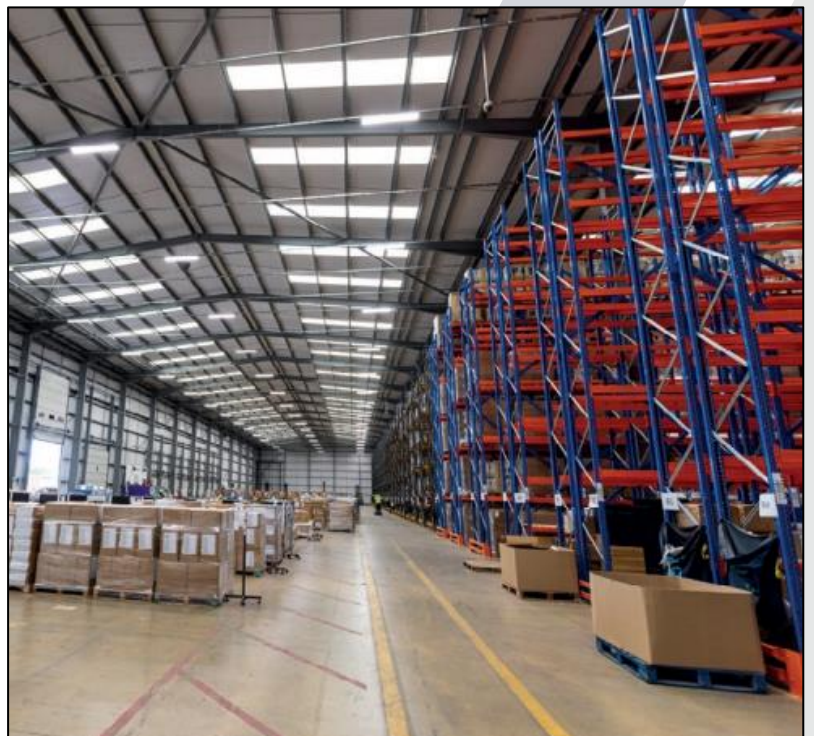


MODERN WAREHOUSE / DISTRIBUTION UNIT – AVAILABLE NOW

151,068 SQ FT

KEY HIGHLIGHTS

- Ready for immediate occupation
- High specification fitted warehouse
- Strategically located at J13 of the A14
- Available on flexible lease terms
- 12M clear internal height
- 8 dock level doors
- 4 level access doors
- 45m yard depth
- Fitted with racking, lighting, heating and CCTV.



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LOCATION

Thrapston 151 is located on Halden's Parkway immediately adjacent to J13 of the A14 Dual Carriageway.

The unit benefits from excellent access to the UK motorway network and east coast ports (via the A14 and A45).

Thrapston is an established logistics location with neighbouring occupiers including Primark, Morrisons, DSV and Simplehuman.

89% of the UK population can be accessed within a 4-hour HGV drive time.

Places	Distance	Journey
Thrapston	1 mile	3 mins
Northampton	22 miles	31 mins
Peterborough	21 miles	M2 mins
A14	0.1 miles	1 min
A45	0.4 miles	2 mins
A1(M)	13 miles	14 mins
M1/M6	31 miles	30 mins

DESCRIPTION

Thrapston 151 comprises a modern industrial / distribution unit benefitting from a high specification, as follows:

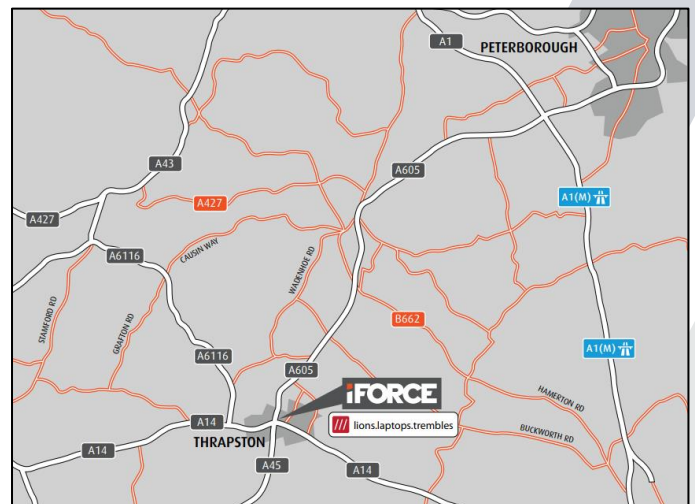
- 12m clear internal height
- 8 dock doors
- 4 level access doors
- 45m yard depth
- Up to 1000KVa
- 50KN/m2
- 12 HGV trailer spaces
- 123 car parking spaces

ACCOMODATION

	SQ FT (GIA)	SQ M (GIA)
Warehouse	138,341	12,852
GF Office	3,837	356.5
First Floor Office	8,890	852.9
Total (GIA)	151,068	14,034.7

TERMS

The unit is available upon the basis of a Lease Assignment or Sub-Letting for a term by agreement. The passing rent is available upon request.



For more information please contact:

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The Misrepresentation Act 1967.

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