



NOW AVAILABLE

T H R A P S T O N
N O R T H A M P T O N S H I R E
STRATEGICALLY LOCATED ADJACENT TO A14



A NEW 83,560 SQ FT (7,763 SQ M)

HIGH BAY WAREHOUSE

IMMEDIATE OCCUPATION - FLEXIBLE LEASE



“Having considered a number of locations throughout the East and West Midlands, both in terms of logistics and economics A1M1 Link came top of the pile”

Paul Jacobs - IKEA

A1M1 Link is a 90 acre Distribution Park located immediately on the A14 at the junction with the A45 and A605. The A14 is a **major dual carriageway** linking the East coast ports, M11, A1, M1, M6 and the Midlands. Northampton is only 22 miles to the south via the A45 and the DIRFT Rail Freight terminal is only 35 miles away.

Existing occupiers include IKEA with their 600,000 sq ft European Distribution H.Q., International Paper Containers, Superior Group Limited and ABX Logistics.



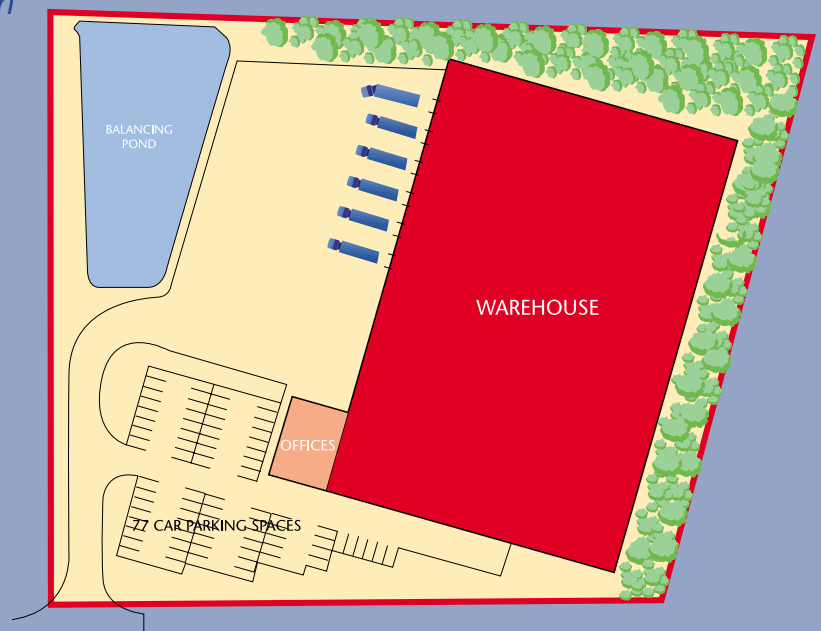
270 minute drive time map from A1M1 Link



the development and accommodation

A new high bay distribution warehouse designed for volume distribution operators with the following specification:-

- **10 METRES CLEAR INTERNAL HEIGHT**
- **50 KN/M² (1,045 LBS PER SQ FT) FLOOR LOADING**
- **6 TAIL DOCK AND 2 GROUND LEVEL LOADING DOORS**
- **47 METRE DEEP YARD**
- **SECURE YARD**
- **350 KVA POWER SUPPLY**
- **FULLY FITTED OFFICES**
- **77 CAR PARKING SPACES**



Warehouse	78,394 sq ft	(7,283 sq m)
Two storey offices	5,166 sq ft	(480 sq m)
Total Area	83,560 sq ft	(7,763 sq m)

Site area 4.8 acres (1.94 hectares)

terms

The property is available for immediate occupation on a new FRI lease for 5 years or 10 years on competitive rental terms subject to contract.

location

seaports	miles	km
Dover	154	248
Felixstowe	102	164
Harwich	104	167
airports	miles	km
Birmingham	58	93
East Midlands	63	101
by road	miles	km
Birmingham	66	106
London	79	127
Peterborough	21	34
Huntingdon	16	26
Northampton	22	35
Coventry	46	74
Leicester	35	56

source AA



To view or for further information contact the letting agents:

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