



SEGRO LOGISTICS PARK NORTHAMPTON

CUTTING EDGE RAIL FREIGHT CONNECTED
LOGISTICS PARK IN THE HEART OF THE
GOLDEN TRIANGLE

COURTEENHALL, NORTHAMPTON, N7 2QA
ADJACENT TO J15 OF THE M1

///ARCH.USEFUL.SOLVE

SLP-NORTHAMPTON.COM

SEGRO

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MADE FOR MOVEMENT

Introduction

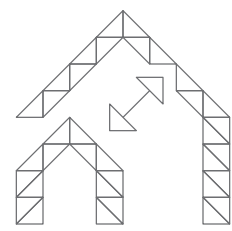
MAKE YOUR MOVE

Now is the time to embrace the logistical demands of the modern world

Introducing SEGRO Logistics Park Northampton, strategically located adjacent to the M1 Junction 15. Totalling over 5 million sq ft, with design and build units available up to 1 million sq ft and a brand new strategic rail freight interchange, big name neighbours, and an unrivalled location in the Golden Triangle, now is the time to make your move towards even faster logistics.

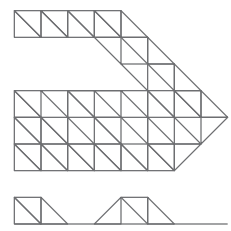
MAKE YOUR MARK

Everything your business requires
to succeed is made to measure at
SEGRO Logistics Park Northampton



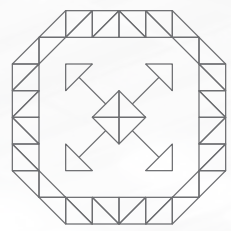
Your Midlands epicentre

With Build-to-Suit opportunities up to 1 million sq ft available, now is the moment to embrace the logistical demands of the modern world.



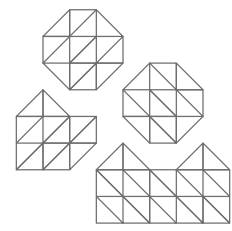
On-site rail freight interchange

Increase your productivity and capacity at SEGRO Logistics Park Northampton with a state-of-the-art on-site strategic rail freight interchange, now fully operational.



Golden Triangle location

Reach further and beyond at SEGRO Logistics Park Northampton, strategically positioned at the heart of the Golden Triangle and located at M1, Junction 15.



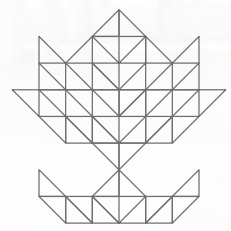
Highly skilled talent

Seize an abundance of local talent in Northampton with a population of over 500,000 within a 30 minute drive.



Net-zero

Design to BREEAM 'Excellent' standards, SEGRO Logistics Park Northampton offers businesses the ability to make a positive impact on the environment and the local community.



Parkland environment

With over 80 acres of parkland, 18km of footpaths and over 600,00 new trees, SEGRO Logistics Park Northampton is a place that will inspire a new age of employees seeking a more harmonious working environment.



Plot 1
530,000 sq ft

Unit 4
Let to Yusen Logistics

Plot 2
483,000 sq ft

Unit 5
326,000 sq ft

Plot 3B
334,000 sq ft

Plot 3A
380,860 sq ft

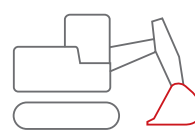
SLPN722
722,539 sq ft
Under construction.
Available April 2027

Unit 7
Sold to Amazon

Strategic Rail Freight Interchange
Operated by Maritime Transport

Masterplan

Flexible build options available with up to 1m sq ft on offer. Plots ready for immediate development. SLPN722 is currently under construction with PC expected April 2027.

 Infrastructure works completed

 Plots ready for immediate development

Schedule of areas

Plot 1: 530,000 sq ft

	sq m	sq ft
Warehouse	46,452	500,000
Offices	2,787	30,000
Total	49,238	530,000

Plot 2: 483,000 sq ft

	sq m	sq ft
Warehouse	41,853	450,500
Offices	3,019	32,500
Total	44,872	483,000

Plot 3A: 380,860 sq ft

	sq m	sq ft
Warehouse	32,516	350,000
Offices	2,282	24,560
Hubs	557	6,000
Gatehouse	28	300
Total	35,383	380,860

Plot 3B: 334,000 sq ft

	sq m	sq ft
Warehouse	29,134	313,600
Offices	1,895	20,400
Total	31,030	334,000

Plot 5: 326,000 sq ft

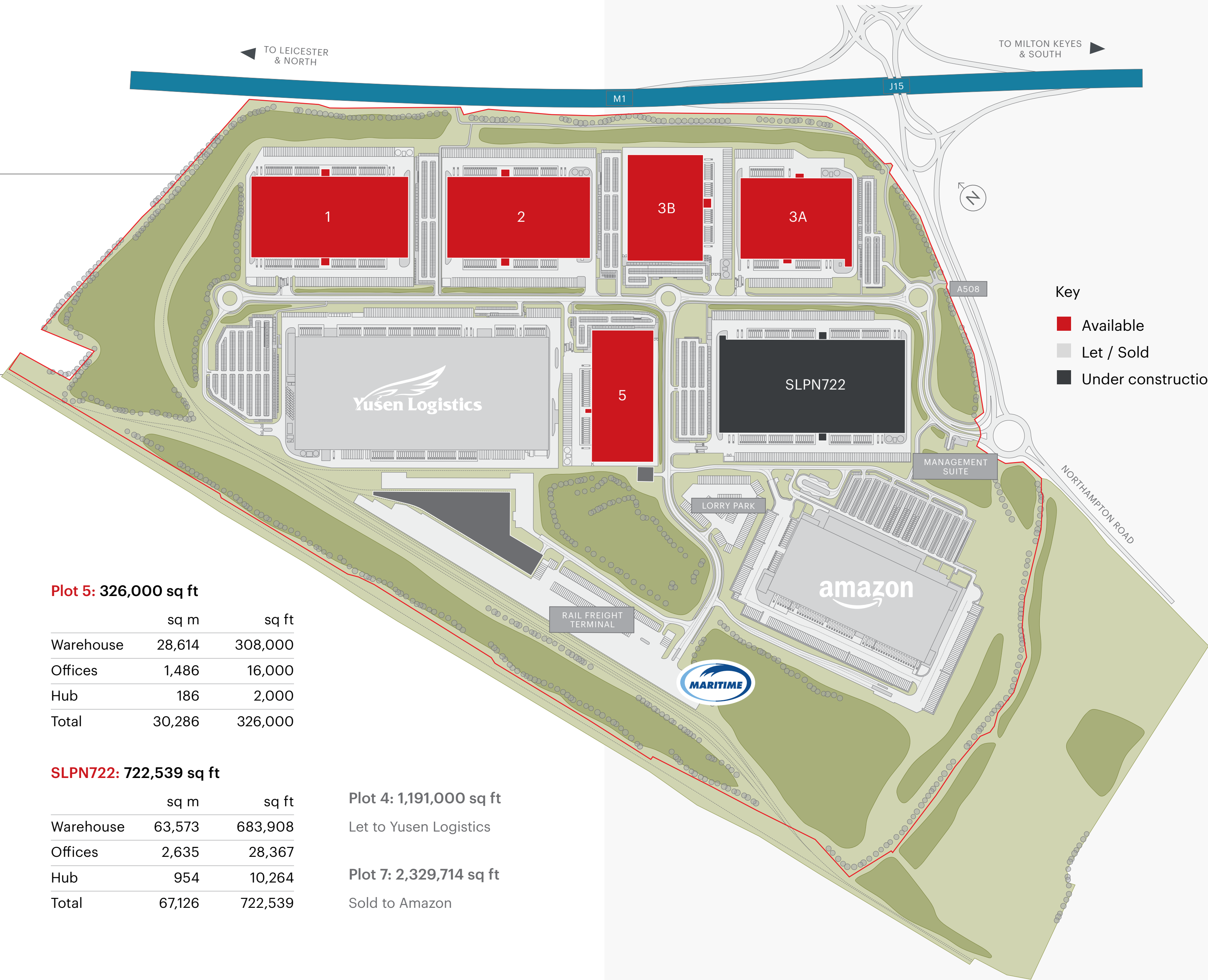
	sq m	sq ft
Warehouse	28,614	308,000
Offices	1,486	16,000
Hub	186	2,000
Total	30,286	326,000

SLPN722: 722,539 sq ft

	sq m	sq ft
Warehouse	63,573	683,908
Offices	2,635	28,367
Hub	954	10,264
Total	67,126	722,539

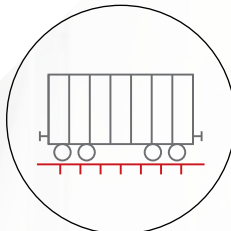
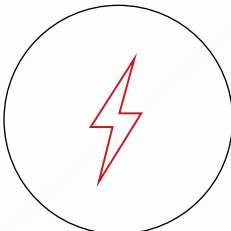
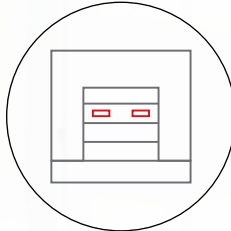
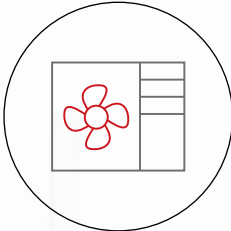
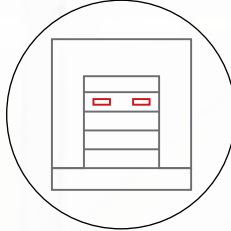
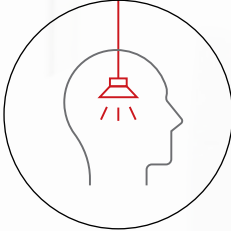
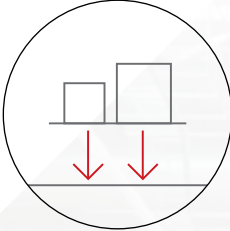
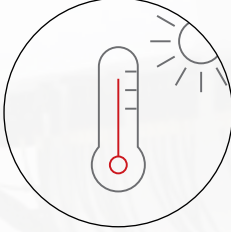
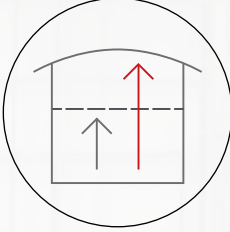
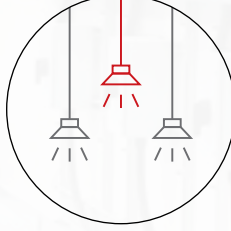
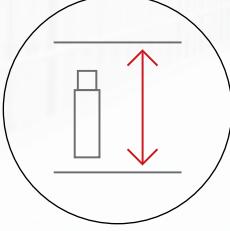
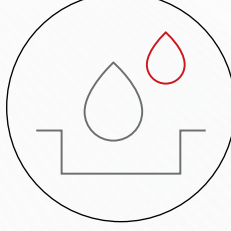
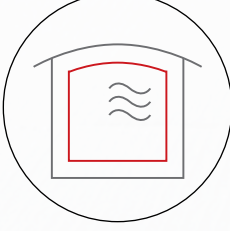
Plot 4: 1,191,000 sq ft
Let to Yusen Logistics

Plot 7: 2,329,714 sq ft
Sold to Amazon



MADE TO MEASURE

SEGRO works in partnership with customers to ensure building specifications are tailored to meet individual occupational requirements

-  On-site strategic rail freight interchange
-  32MVA on-site available immediately
-  Dock level loading doors
-  Comfort cooling to offices
-  EU Dock loading doors
-  Intelligent lighting controls to offices
-  50kn/m² warehouse floor loading
-  Level access loading doors
-  Solar thermal heating
-  Flexible eaves heights of 21m+
-  Low energy high frequency lighting to offices
-  Targeting BREEAM 'Excellent'
-  Minimum 50m yard depths
-  Rainwater harvesting
-  Carbon neutral build options available
-  Air tightness to 2.5m³/hr/m²

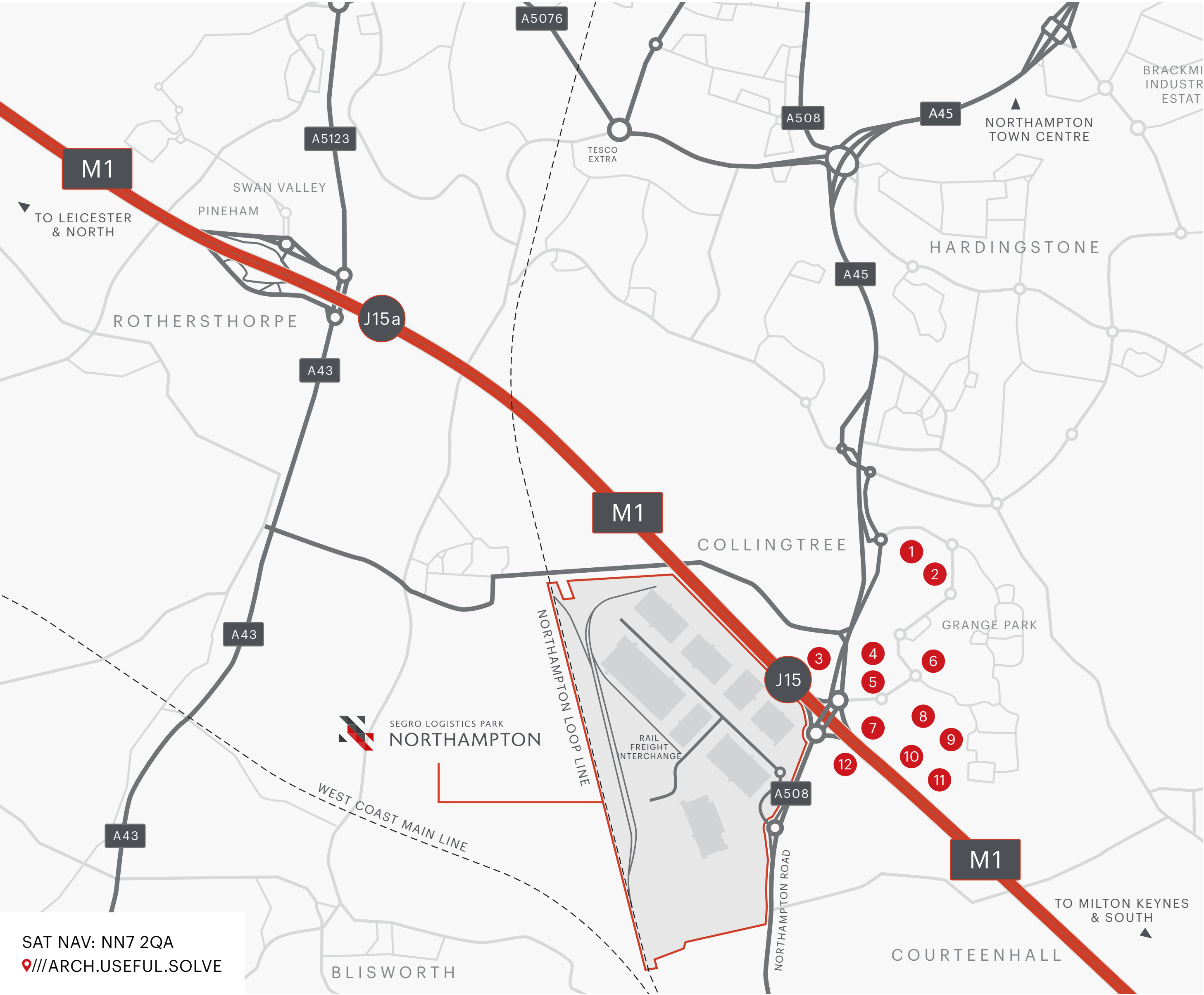
Location

REACH YOUR MARKET

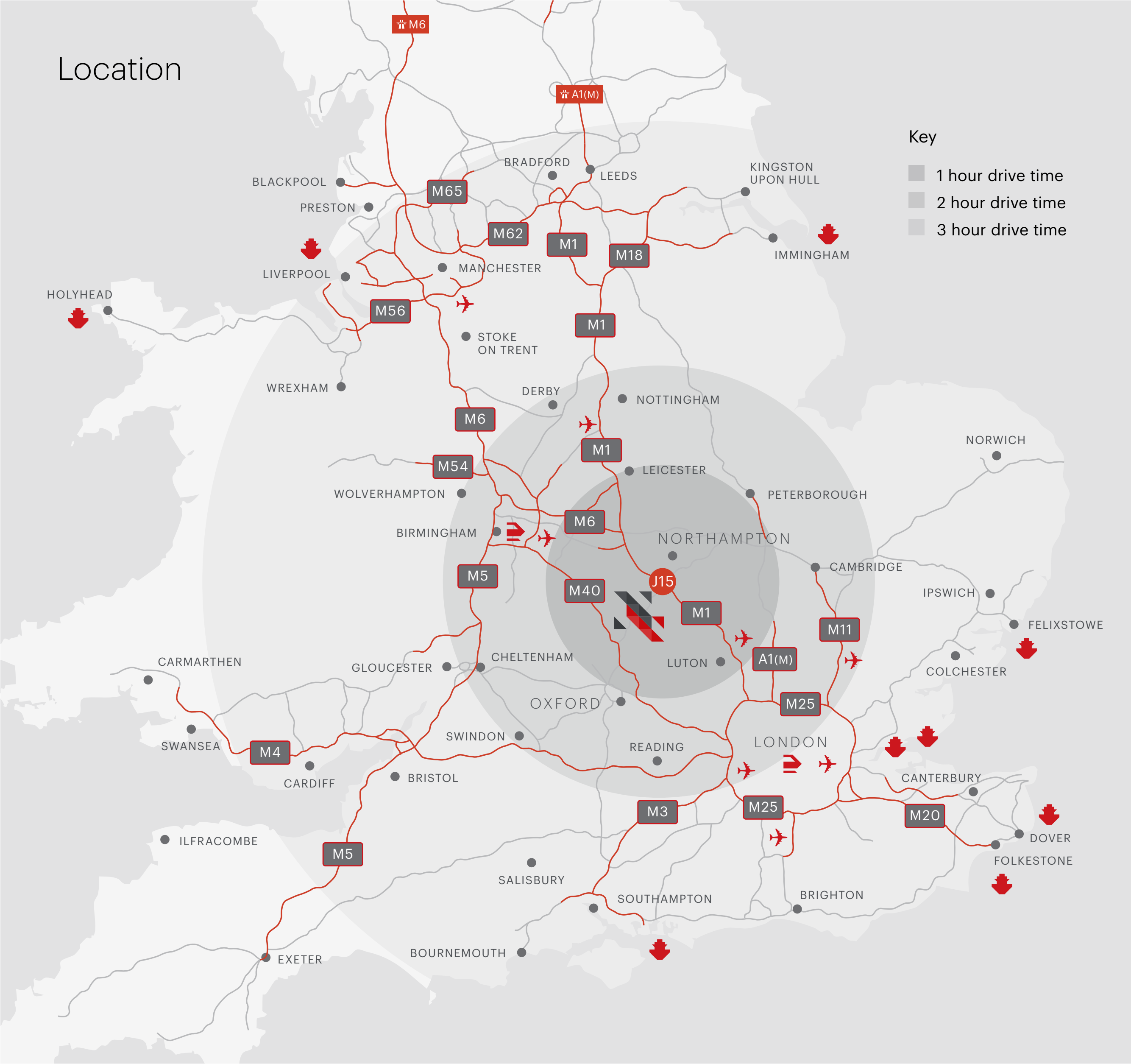
At the heart of the Golden Triangle, you'll find SEGRO Logistics Park Northampton. Adjacent to the M1 Junction 15, the connectivity to the national motorway network is unrivalled, reaching 90% of the UK population within approximately 4 hours.

Key

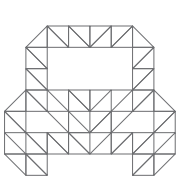
- | | |
|---------------------|---------------------------|
| 1 Clipper Logistics | 7 Holiday Inn Express |
| 2 HRG | 8 Yusen Logistics |
| 3 Hilton | 9 My 1st Years |
| 4 Amazon | 10 Europa Worldwide Group |
| 5 Clipper Logistics | 11 John Lewis |
| 6 Co-op | 12 Roadchef |



Location



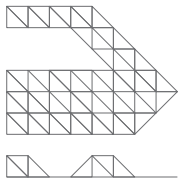
Road



Situated immediately adjacent to the M1 Junction 15, providing rapid access to the national motorway network.

M1 J15	0.1 mile
Northampton	4 miles
M6 J1 / A14	24 miles
M25 J21 / M1	42 miles
Birmingham	55 miles
London	64 miles
Leeds	134 miles
Manchester	143 miles

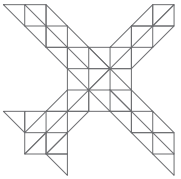
Rail



SEGRO Logistics Park Northampton’s new strategic rail freight interchange provides national freight services via the West Coast Main Line with direct access to major UK and European destinations.

Northampton Railway Station	19 mins
London Euston	50 mins
Birmingham New Street	1 hr 1 mins

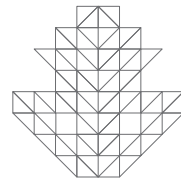
Air



Provides easy access to numerous airport connections for both cost effective business flights and freight services.

Luton Airport	35 miles
Birmingham Airport	49 miles
East Midlands Airport	54 miles
London Heathrow Airport	67 miles
London City Airport	76 miles
Stansted Airport	83 miles
London Gatwick Airport	101 miles
Manchester Airport	131 miles

Ports



Allows for key sea freight ports to be reached within 2.5 hours.

Tilbury	90 miles
London Gateway	93 miles
Southampton	108 miles
Felixstowe	125 miles
Immingham	134 miles
Dover	149 miles

Sources: Google Maps and londonmidland.com

Rail Freight

DELIVER ON DEMAND

We advance by moving forward.
We progress by thinking forward.

SEGRO Logistics Park Northampton puts intermodal transport front and centre. We've transformed infrastructure with our brand new strategic rail freight interchange (SRFI) and major upgrades to the surrounding road network.

Connected to the West Coast Main Line via the Northampton loop and moments from the M1 Junction 15, customers can count on more resilient, sustainable operations — and it's already attracted some of the UK's biggest brands.

Rail Freight

76%

reduction in
carbon emissions
per tonne*

Maritime House – Rail Freight Terminal – SEGRO Logistics Park Northampton



We are delighted to have partnered with multi-modal logistics leaders, Maritime Transport, as the rail freight operator at SEGRO Logistics Park Northampton.

The 775m long, open access, strategic rail freight interchange is capable of receiving the largest container freight trains with storage capacity for almost 2,500 TEU (20 ft equivalent containers) and parking for over 125 trucks.

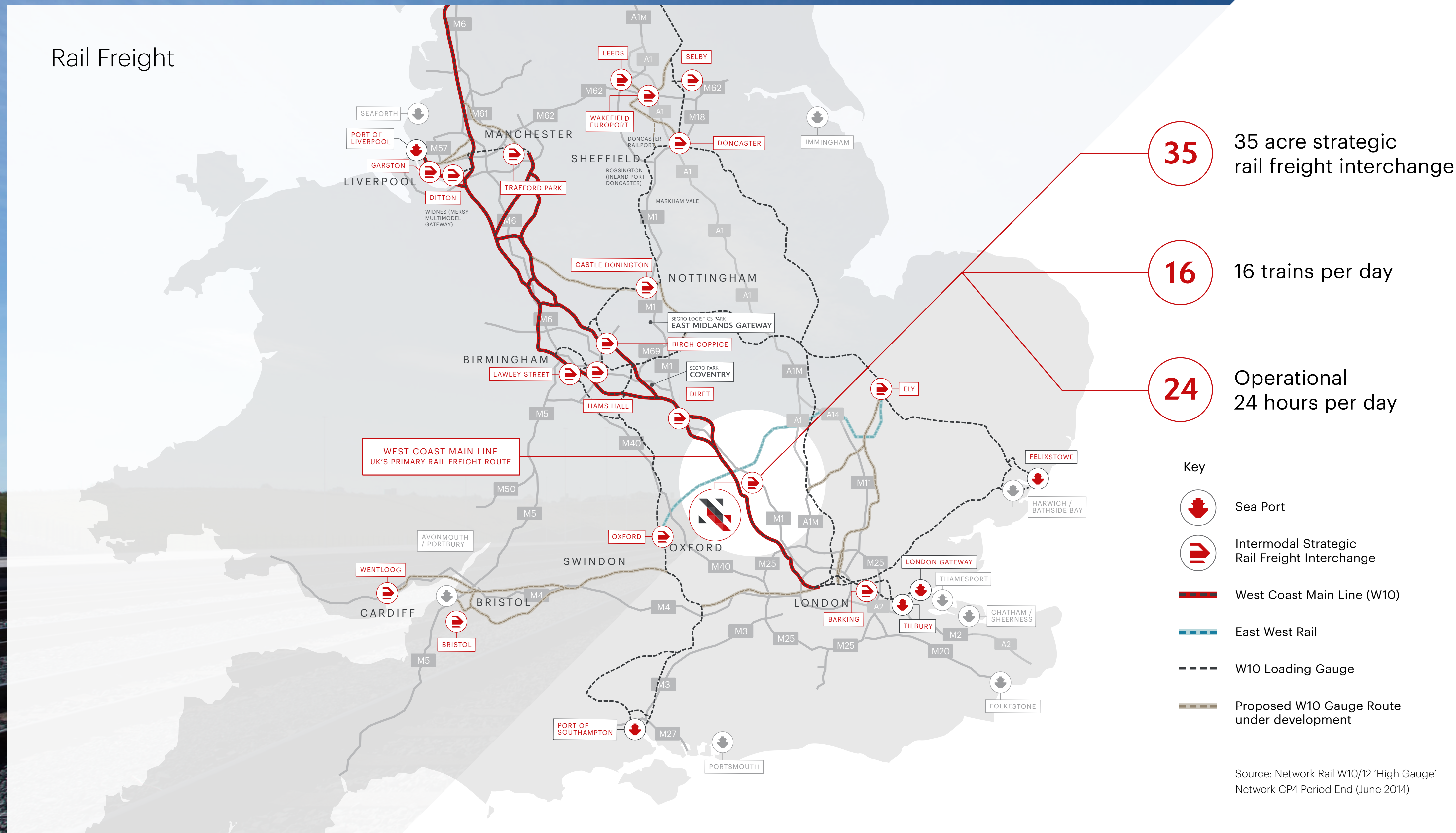
Supporting the rail terminal operation, Maritime has already completed the construction of a high specification, 4-storey office with welfare facilities, new container handling equipment and provisions for electric truck and car charging infrastructure.

With the rail terminal already operational, now is the time to make your move towards faster and more sustainable logistics.



*Compared to road haulage.

Rail Freight



Labour

TALENT ON DEMAND

Partnering with local councils and community groups, **SEGRO is rolling out an employment and skills programme** to train and connect local people with new opportunities.

SEGRO Logistics Park Northampton is set to create around 7,500 direct jobs, including 120 during the infrastructure construction phase, creating a huge impact on the local economy.

Toucan Toys at SEGRO Park Heathrow

SEGRO LOGISTICS PARK NORTHAMPTON

Labour

The population of Northampton has risen by 14% in the last 12 years, compared to a national increase of 6%, and the resident labour force is currently 148,400.

75% of the Northamptonshire workforce are already working in the services sector and within this 31% are in the area of wholesale distribution, ensuring that the local labour pool is ideally suited to working within a distribution environment.

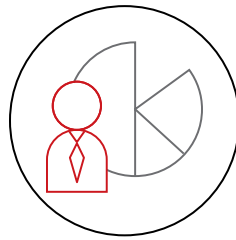
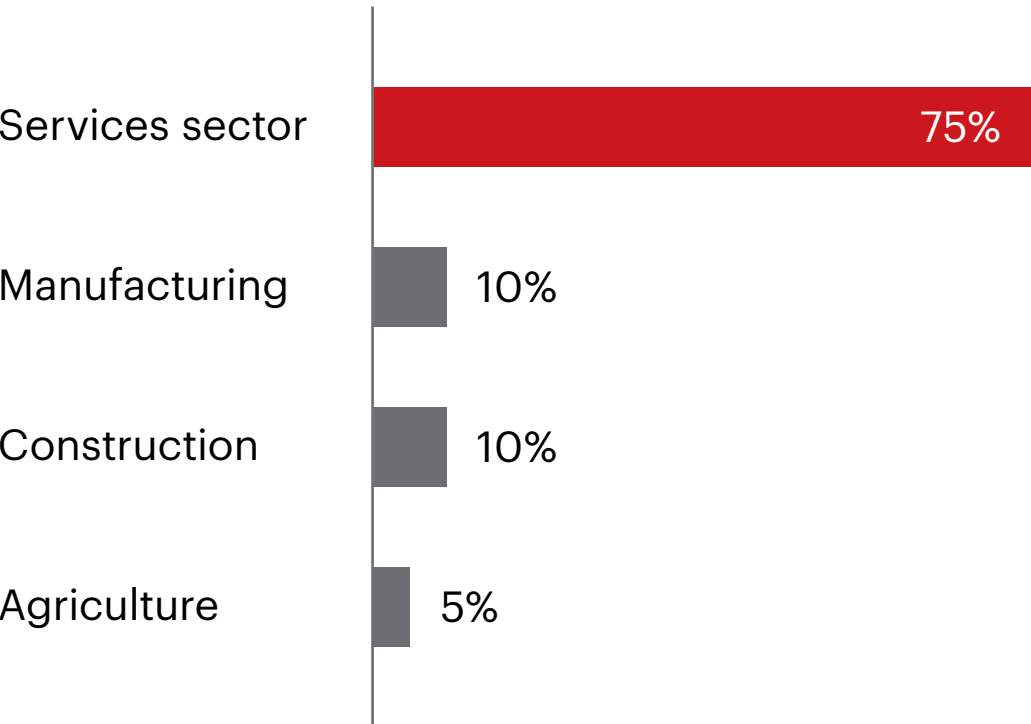
A sustainable bus route will connect SEGRO Logistics Park Northampton to the town centre and local neighbourhoods to the south.

Sources: nomisweb.co.uk
(based on 2021 Census), smappen.com, ons.gov.uk

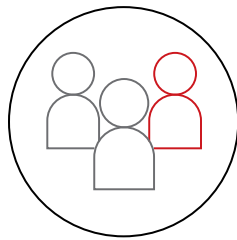
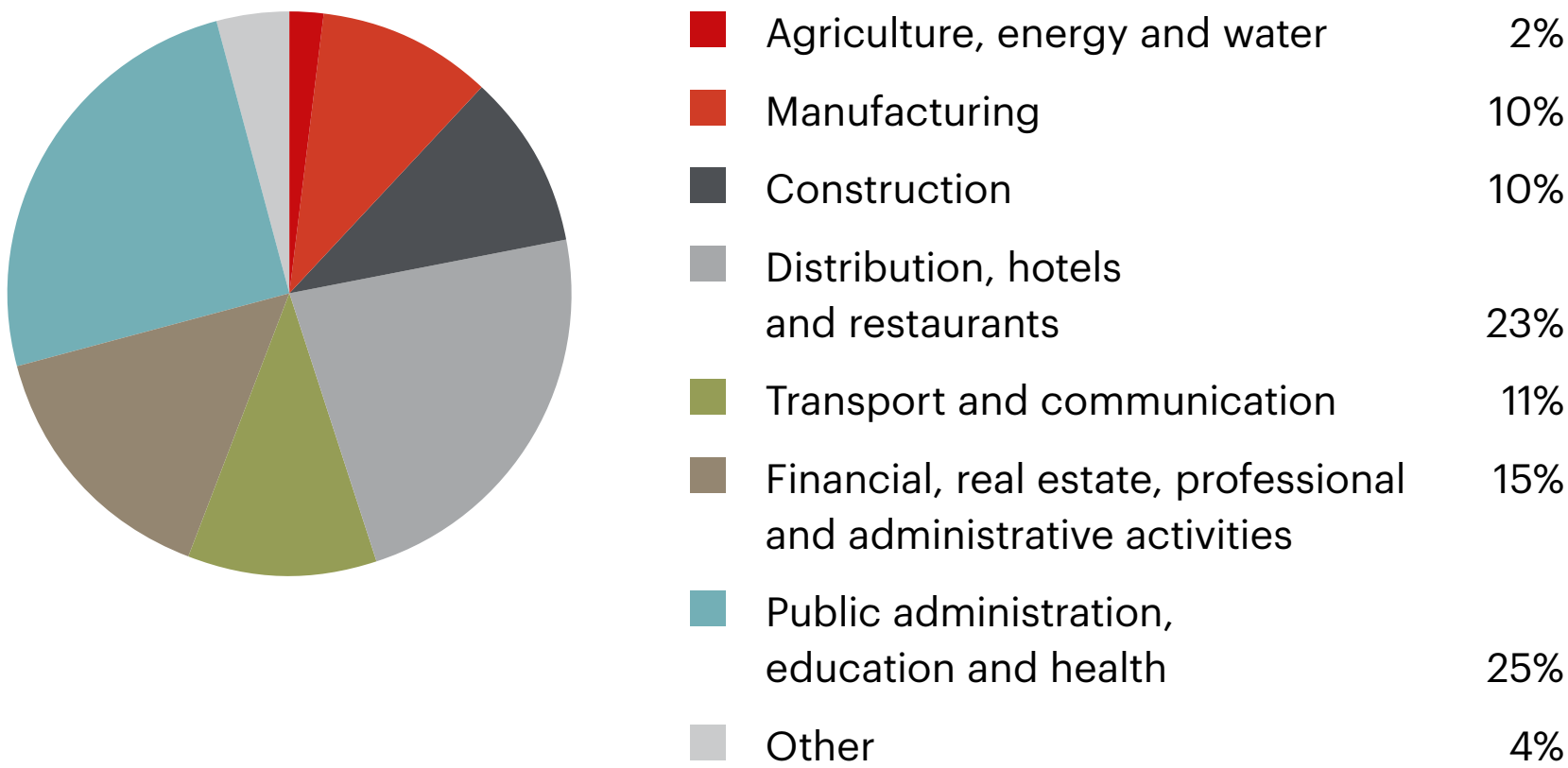


Workforce skills

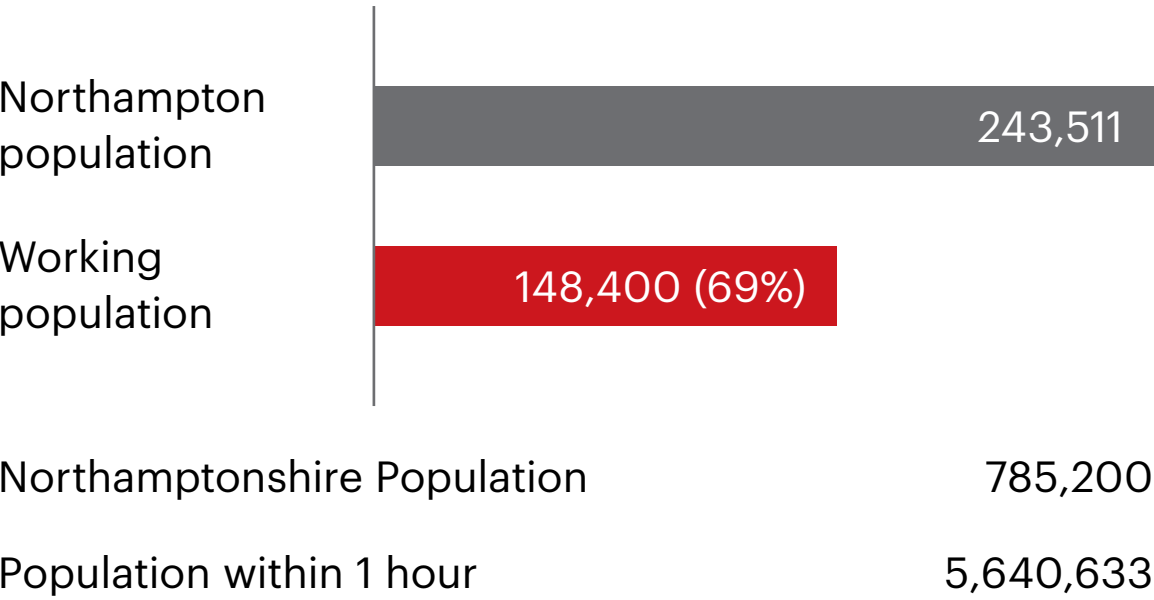
75% of the Northamptonshire workforce are in the services sector.



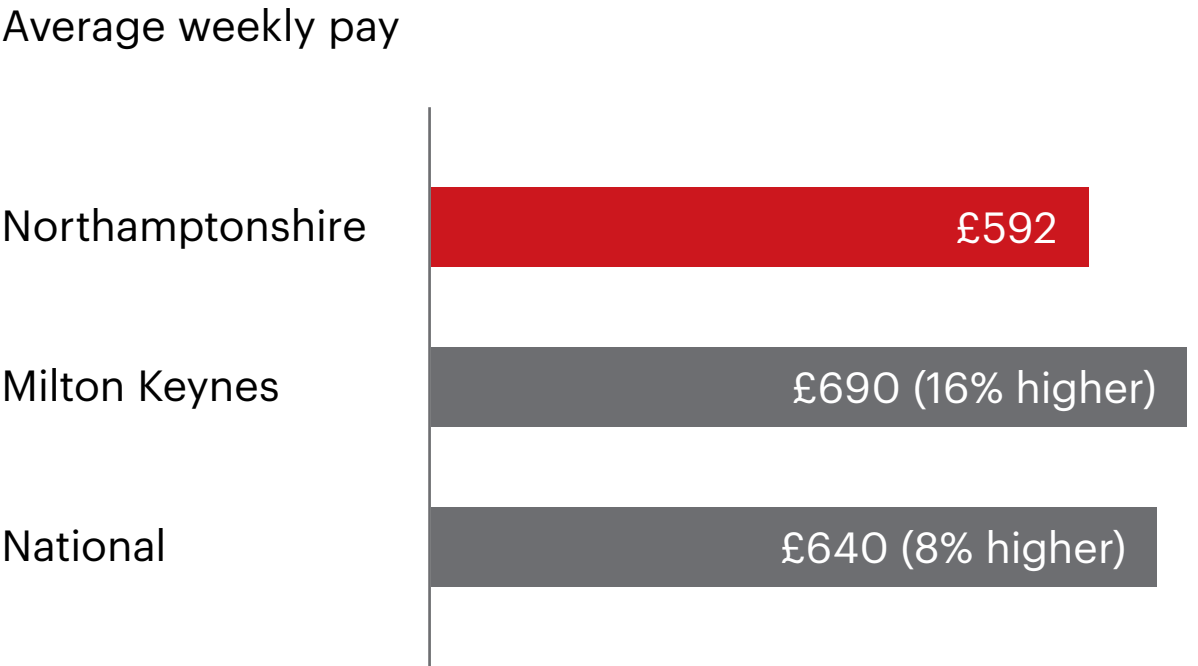
Workforce sector breakdown



Population



Cost effective labour



MOVE TOWARDS NET ZERO

Welcoming both employees and local wildlife alike, **SEGRO Logistics Park Northampton** has over 80 acres of parkland and amenity grassland, with 18km of footpaths, 20km of hedgerows, and 60,000 new trees.

To protect local species and the biodiversity of the local area, hedges and soils have been carefully relocated, while supplementary trees and wildflower seeds have been used to enhance the natural landscape.



Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

Investing in our local communities and environments

Nurturing talent

Championing low-carbon growth

Against the backdrop of the climate emergency, we work with our customers to drive lasting change while helping everyone hit their own sustainability targets.

This means leading by example. SEGRO is targeting an 81% reduction in corporate and customer emissions intensity and a 58% reduction in the embodied emissions intensity of our developments by 2034. We intend to be net-zero carbon by 2050.

This will be achieved through low-carbon development design, increasing the use of low-carbon building materials, efficient electrical heating systems, and 100% zero-carbon electricity in our properties.

We are dedicated to constructing highly efficient, low-carbon warehouse space that’s tailored to your specific operational needs.

To find out more about SEGRO’s net-zero ambitions, please visit:

[SEGRO.COM/RESPONSIBLE-SEGRO/CARBON](https://segro.com/responsible-segro/carbon)

Unit 2, Auriol Drive



We intend to be net-zero carbon by 2050

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)

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