SLPN722

722,539 SQ FT – TO LET

SPECULATIVELY BUILT BEST-IN-CLASS
CROSS-DOCK INDUSTRIAL & LOGISTICS UNIT
WITH EARLY ACCESS FROM APRIL 2027



SEGRO LOGISTICS PARK
NORTHAMPTON

SLPN722
Accommodation

	sq m	sq ft
Warehouse	63,537	683,908
Offices	2,635	28,367
Hub	954	10,264
Total area	**67,126**	**722,539**

All areas are approximate and estimated on a Gross External basis.

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Warehouse Specification

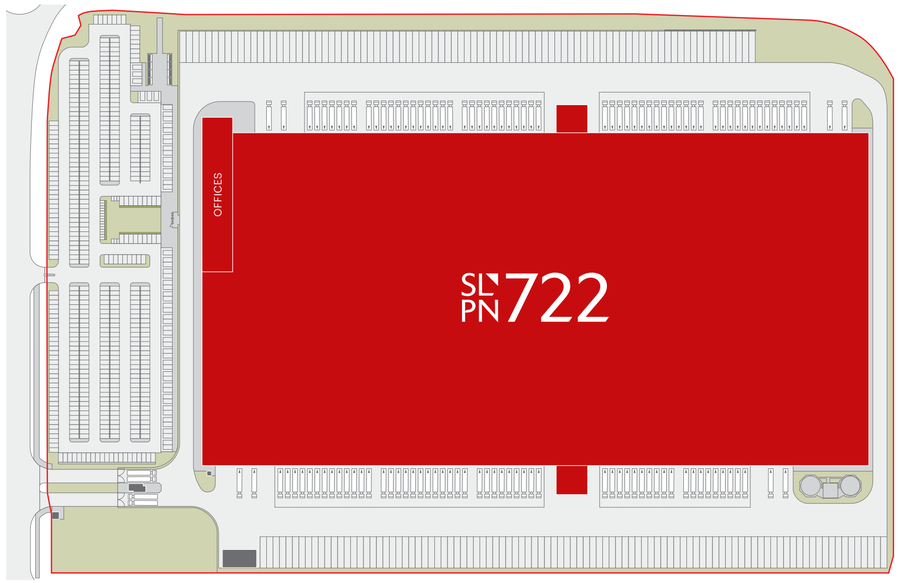
- 18m haunch height
- 50kn/m² warehouse floor loading
- 8 Euro dock loading doors
- Photovoltaic panels
- Rainwater harvesting
- Targeting WiredScore 'Platinum'
- 102 Dock loading doors
- 3.5 MVA power
- 8 Level access loading doors
- Air source heat pumps
- Gatehouse security

External Specification

- 55m front & rear yard
- 135 covered cycle spaces
- Electric vehicle charging
- 560 car parking spaces
- 186 HGV parking spaces
- Gated yard with 24/7 on-site security

Sustainability Credentials

- Targeting BREEAM 'Outstanding'
- Net-zero carbon construction
- Targeting EPC 'A+'



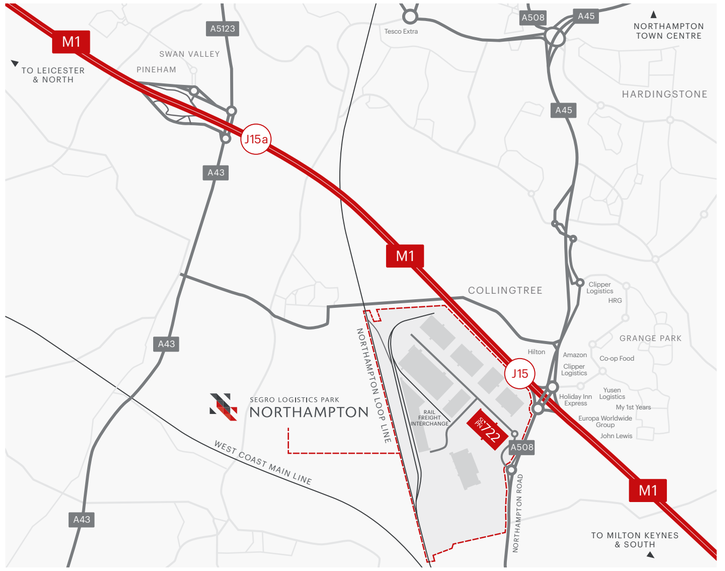
Location

Northampton I NN7 2QA I ///ARCH.USEFUL.SOLVE

Distances:

M1 J15	0.1 miles
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

Sources: Google Maps and londonmidland.com



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.

Contact

CBRE

Olivia Newport	020 3151 2820
Peter Monks	0121 369 0595
Luke Thacker	0121 369 0672

Colliers

Simon Norton	0121 369 0416
Georgia Lever	020 3151 4209
Tim Harding	020 3151 4228
Sam Robinson	0121 369 0138

CUSHMAN & WAKEFIELD

Franco Capella	020 3151 0262
Richard Evans	020 3151 0248
Patrick Mooney	020 3151 0253

For more information, please visit:
slp-northampton.com

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