SEGRO LOGISTICS PARK

NORTHAMPTON

COURTEENHALL, NORTHAMPTON, NN7 2QA
ADJACENT TO J15 OF THE M1

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Cutting edge rail freight connected logistics park in the heart of the golden triangle

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SEGRO

Strategic rail freight interchange at SEGRO Logistics Park Northampton

Contents

MADE FOR MOVEMENT

Introduction	3
Masterplan	6
Specification	7
Location	8
Rail freight	10
Labour	13
Sustainability	15
Wellbeing	16
Contact	17



MADE FOR MOVEMENT

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

Introducing SEGRO Logistics Park Northampton, a cutting-edge logistics park home to a fully operational Strategic Rail Freight Interchange. Strategically located at the heart of the Golden Triangle, the development offers direct access to the M1 via Junction 15.

Set to deliver more than 5 million sq ft of industrial and logistics space in total, with design-and-build opportunities of up to 1 million sq ft, SEGRO Logistics Park Northampton is built to support the future of UK supply chains.

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 strategic rail freight interchange

Deliver on demand with direct access to a state-of-the-art on-site strategic rail freight interchange operated by Maritime Transport.

Golden Triangle location

Situated adjacent to J15 of the M1, you can reach your market faster than ever before, with unrivalled connectivity to the national motorway network.

Highly skilled talent

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

Future-proof space

All developments at SEGRO Logistics Park Northampton are designed to achieve BREEAM ‘Excellent’ and EPC ‘A’ as a minimum, providing businesses with greener solutions to their supply chain need, whilst meeting their own ESG targets.

Parkland environment

With over 80 acres of parkland, 18km of footpaths and over 60,00 new trees, SEGRO Logistics Park Northampton is a place that will inspire a new age of employees seeking a more harmonious working environment.

Park Overview

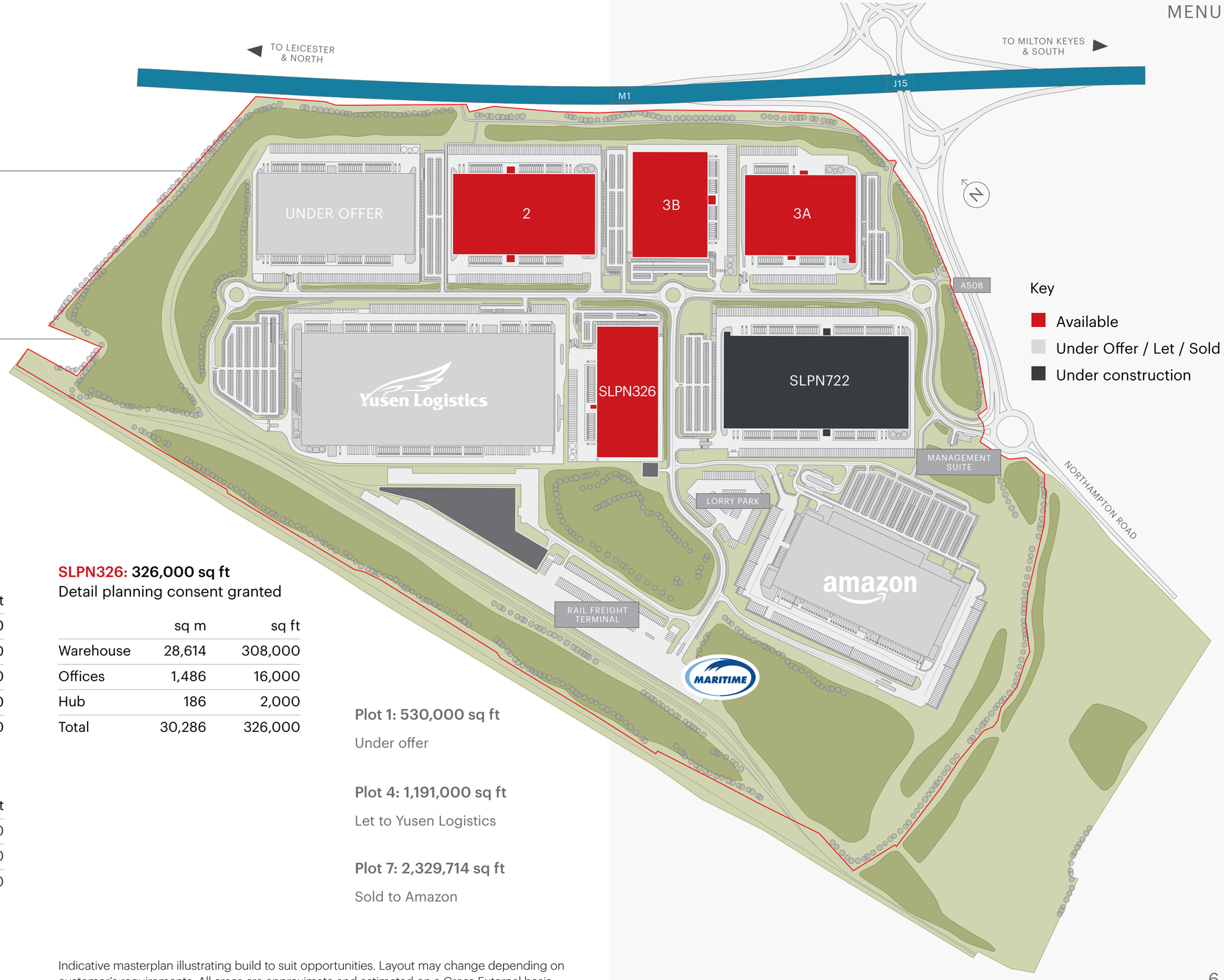


Masterplan

Flexible build options available with up to 1m sq ft on offer. SLPN722 is currently under construction with PC expected June 2027.

Infrastructure works completed

Plots ready for immediate development



Schedule of areas

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

SLPN722: 722,539 sq ft
Under cnstruction

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

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

SLPN326: 326,000 sq ft
Detail planning consent granted

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

Plot 1: 530,000 sq ft
Under offer

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

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

Indicative masterplan illustrating build to suit opportunities. Layout may change depending on customer's requirements. All areas are approximate and estimated on a Gross External basis.

MADE TO MEASURE

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

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

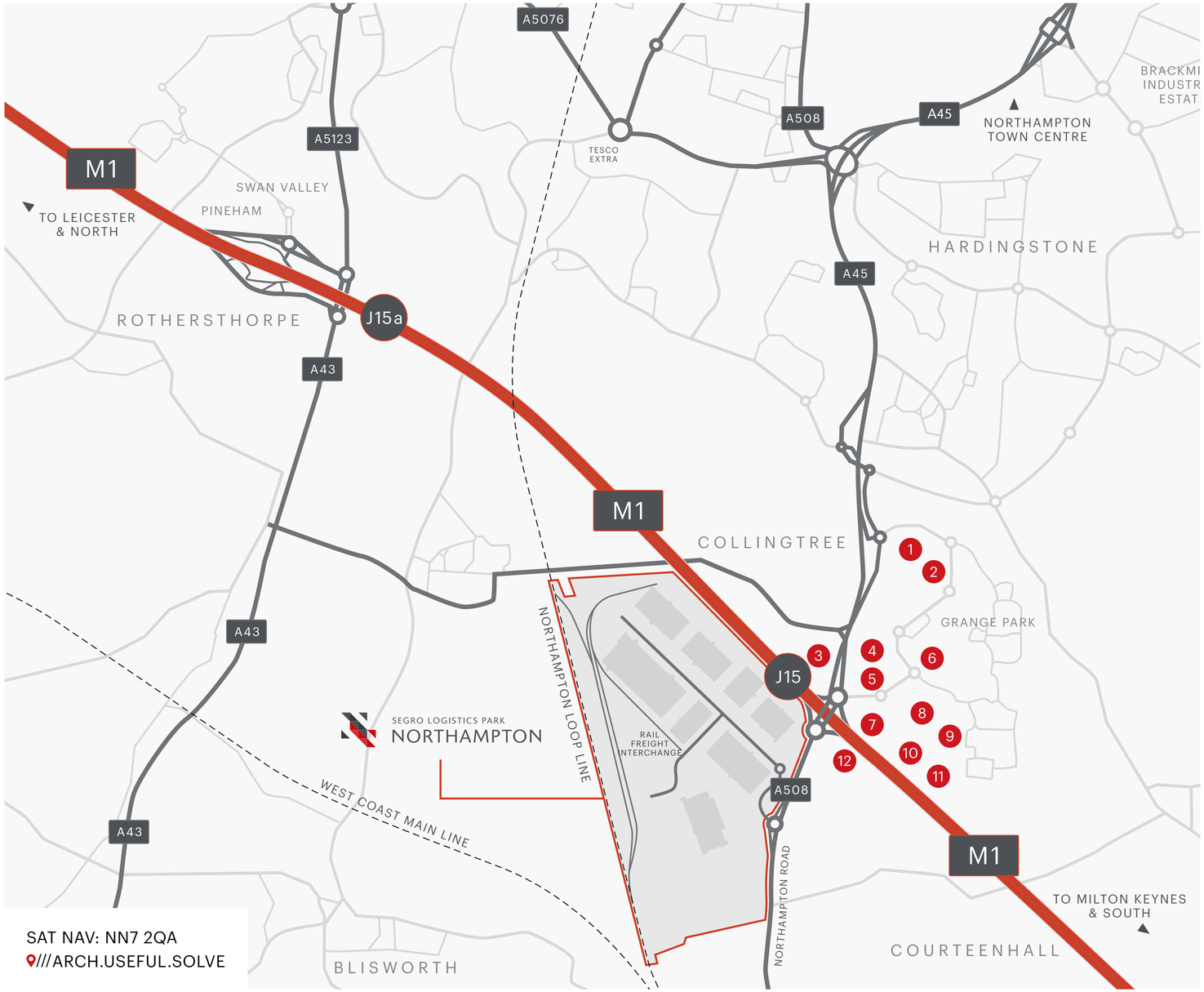
Location

REACH YOUR MARKET

Situated adjacent to J15 of the M1 within the Golden Triangle, the connectivity to the national motorway network is unrivalled reaching 90% of the UK population within approximately 4 hours.

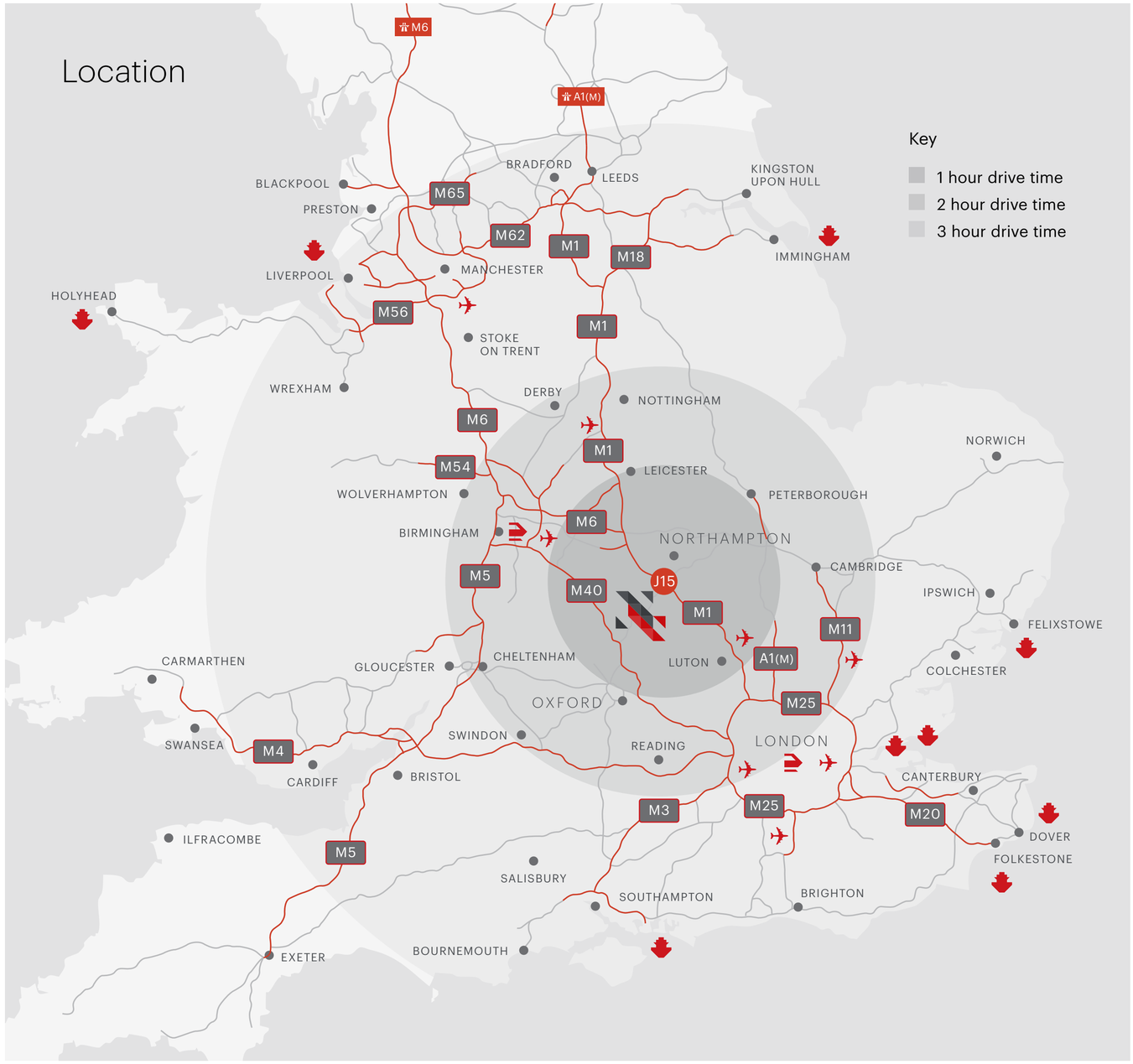
Key

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



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Location



Road

Adjacent to Junction 15 of the M1, 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

Air

Easy access to major airports for 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

Rail

The on-site 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 min

Ports

Major cargo ports are accessible within 2.5-hour drive.

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

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 terminal at SEGRO Logistics Park Northampton

Rail freight terminal at SEGRO Logistics Park Northampton

Rail Freight

76%

reduction in carbon emissions per tonne*



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

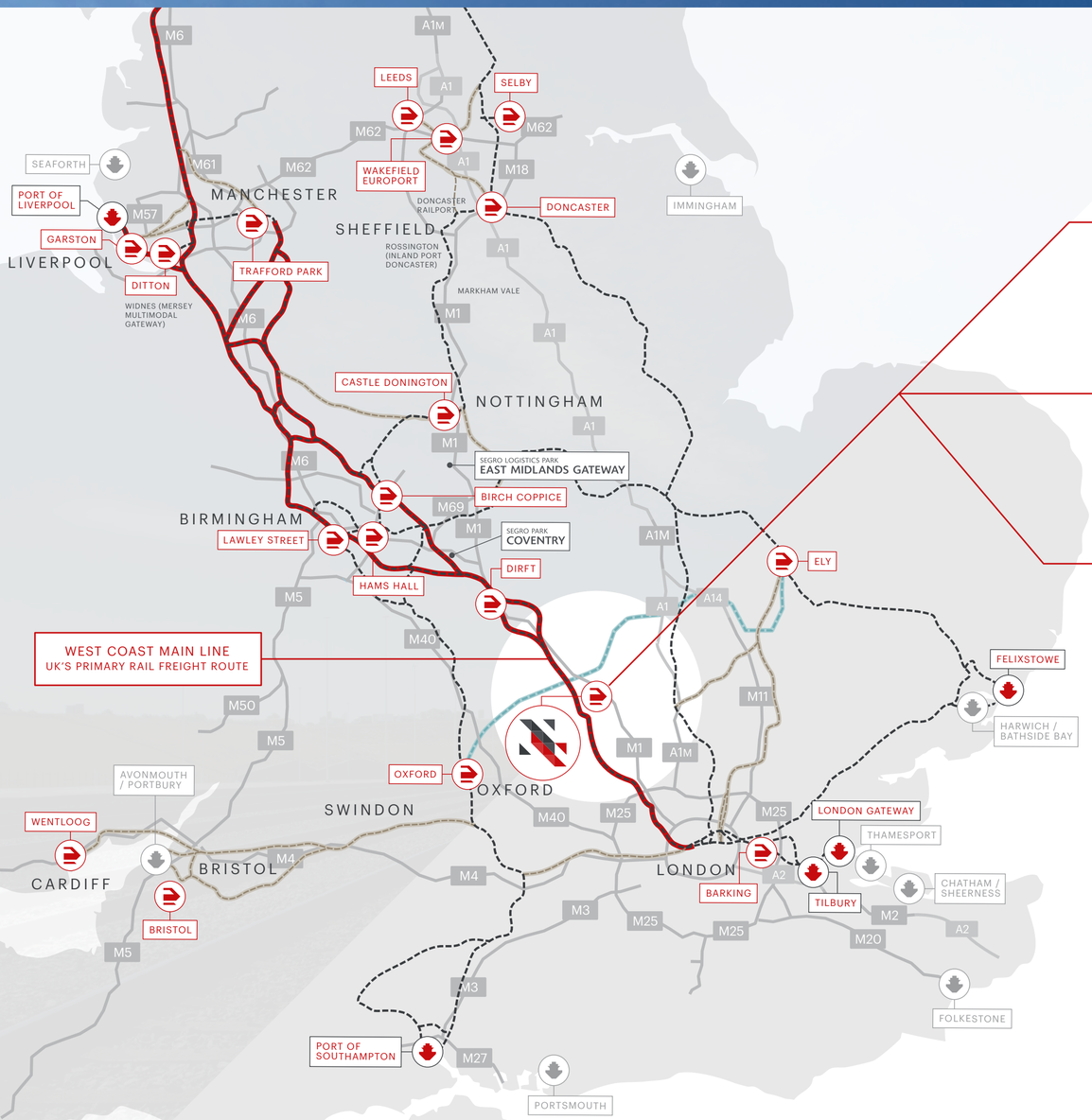
The 775m long, open access, strategic rail freight interchange is capable of receiving the largest container freight trains with storage capacity for almost 2,500 TEU (20 ft equivalent containers) and parking for over 125 trucks.

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



35 35-acre strategic rail freight interchange

16 16 trains per day

24 Operational 24-hours per day

Key

- Sea Port
- Intermodal Strategic Rail Freight Interchange
- West Coast Main Line (W10)
- East West Rail
- W10 Loading Gauge
- Proposed W10 Gauge Route under development

Source: Network Rail W10/12 'High Gauge' Network CP4 Period End

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.



Labour

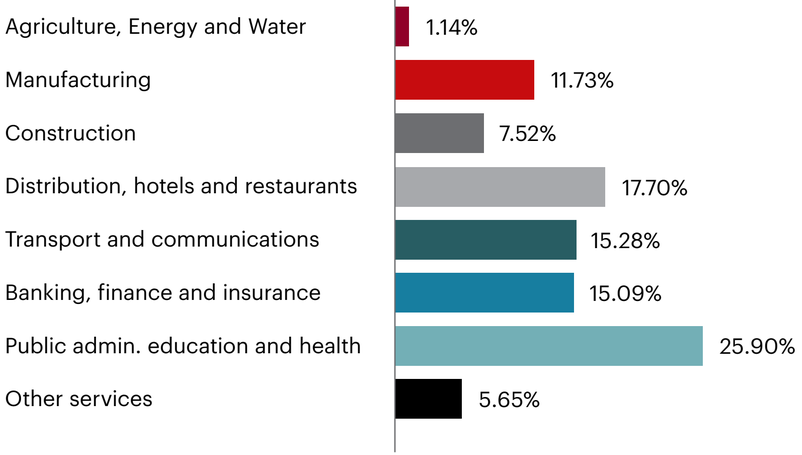
The population of Northampton has risen by 11% in the last 12 years, compared to a national increase of 6%, and the resident labour force is currently 148,400.

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.

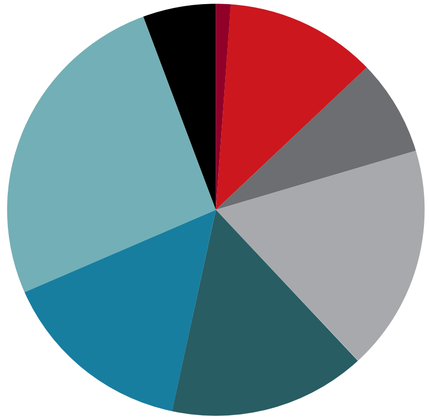
A sustainable bus route will connect SEGRO Logistics Park Northampton to the town centre and local neighbourhoods to the south.

Workforce skills

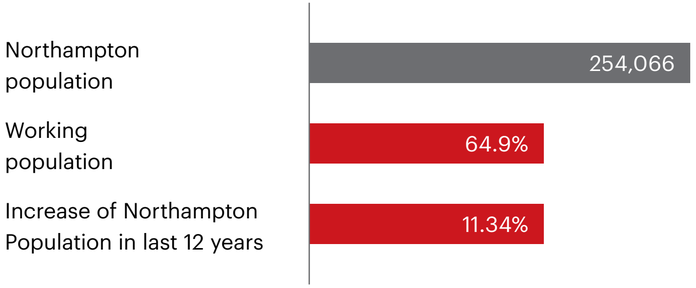
75% of the Northamptonshire workforce are in the services sector.



Workforce sector breakdown



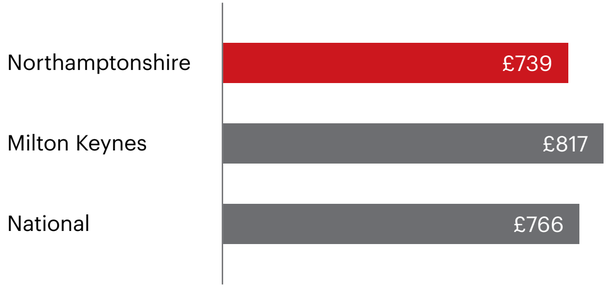
Population



Population within 1 hour **5,885,000**

Cost effective labour

Average weekly pay



Sources: nomisweb.co.uk, smappen.com, ons.gov.uk

MOVE TO NET ZERO

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

Championing low-carbon growth

Investing in our local communities and environments

Nurturing talent



We intend to be net-zero carbon by 2050

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

SEGRO LOGISTICS PARK NORTHAMPTON

MADE WITH NATURE IN MIND

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.

SEGRO LOGISTICS PARK
NORTHAMPTON

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

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