SOLARIS

EARLS BARTON

NORTHAMPTON | NN6 0JF

FULLY REFURBISHED LOGISTICS / DISTRIBUTION FACILITY

EPC A RATED WITH TENANT-BENEFIT SOLAR PV

TO LET



56,668 SQ FT (5,264.6 SQ M) ON A 1.93 ACRE SITE



56,668 SQ FT (5,264.6 SQ M) ON A 1.93 ACRE SITE

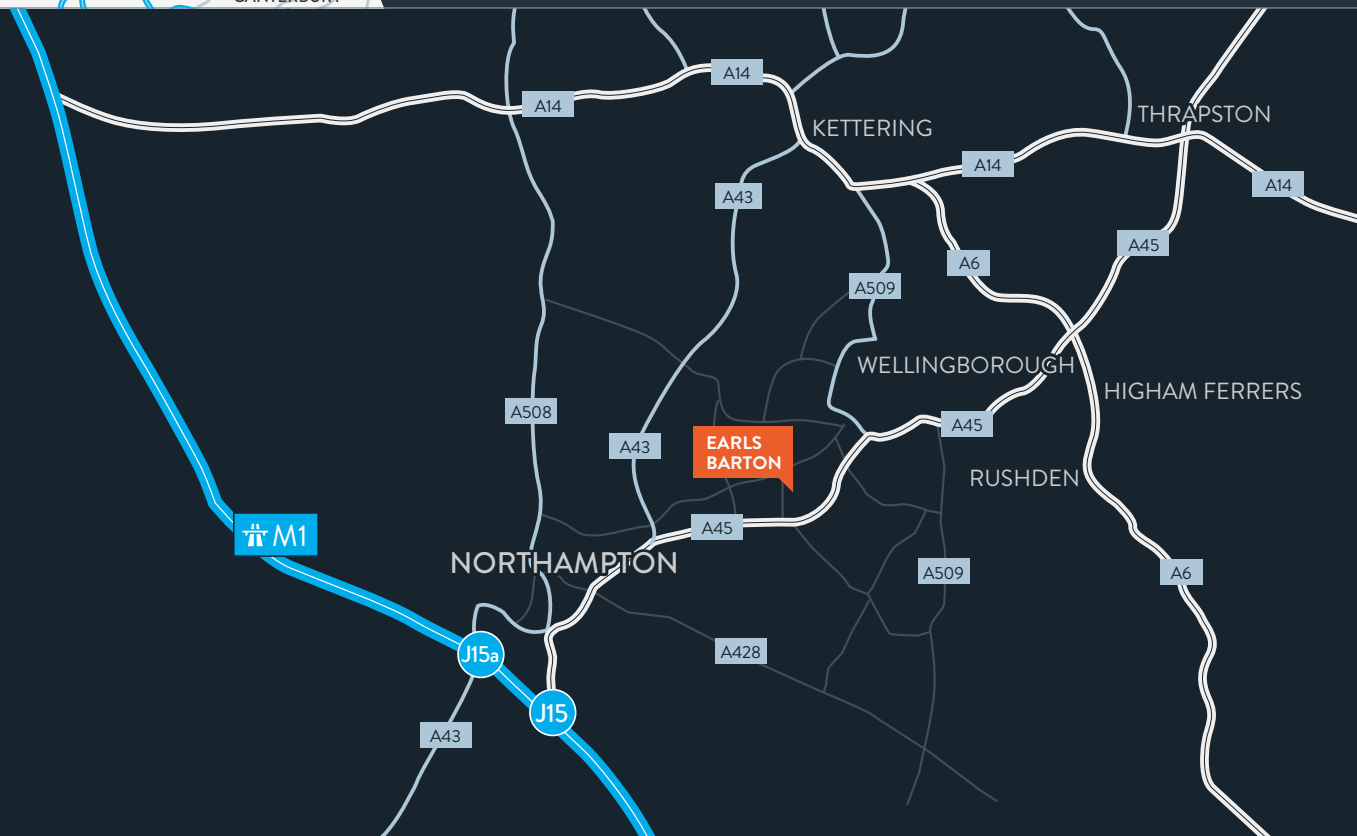


DESTINATION	DISTANCE (MILES)	APPROX. TRAVEL TIME (BY CAR)
Northampton	8.6	16 mins
Birmingham	60	1 hr 15 mins
London	75	1 hr 45 mins
A45 Junction	1.7	5 mins
M1 Junction 15	11	16 mins
A14 Junction (J9)	10	21 mins
M1/M6 Catthorpe Interchange	25	38 mins
Luton Airport	45	51 mins
Birmingham Airport	52	1 hr 10 mins
Heathrow Airport	75	1 hr 25 mins
Stansted Airport	75	1 hr 30 mins
Felixstowe Port	120	2 hr 15 mins
Liverpool Port	150	2 hr 45 mins
Dover Port	160	3 hrs

LOCATION

Earls Barton is located approximately 4 miles south-west of Wellingborough, 9 miles north-east of Northampton and 11.5 miles south of Kettering. The property is within 1.5 miles of the A45 dual carriageway (Junctions 10 & 11), providing fast links to the M1 motorway (Junction 15), approximately 11 miles to the south-west, and the A14 at Thrapston, approximately 16 miles to the north-east. The A14 provides a key east-west route linking the deep-water ports of Felixstowe and Harwich with the Midlands and Daventry International Rail Freight Terminal.

Both Wellingborough and Northampton offer direct rail services to London, with journey times of approximately 52 and 56 minutes respectively. Luton and Birmingham airports are also accessible within approximately one hour by road.



SITUATION

The property is situated on Mallard Close within the Earls Barton Industrial Estate located on the northern edge of Earls Barton.

Mallard Close is accessed from Wellingborough Road which joins the A4500 (Northampton to Wellingborough Road) less than 0.5 miles to the north east and the B573 approximately 0.7 miles to the south. The B573 in turn provides a direct route to Junction 11 of the A45 approximately 1.7 miles to the east.

Local occupiers include Gloverall, Noble Express, DCS, Homepack & The Marren Group.

SAT NAV:
NN6 0JF
CLICK FOR GOOGLE MAP

///
RELY.
STRUTTING.
SHARES





SPECIFICATION

The refurbishment has recently been completed. The specification includes:

- EPC rating of A
- Substantial secure loading yard
- 34 properly laid out car spaces
- Minimum eaves height 7.9 metres / Minimum clear height 6.2 metres
- 6 roller shutters with level access
- Open fronted canopy area with a clear height of 5.3 metres
- New rooflights
- New LED lighting throughout
- New electric boiler
- New roof-mounted solar PV installation with 70kW capacity
- New electric distribution system
- New fire detection system
- 3 forklift truck charging points
- Fully refurbished office / ancillary accommodation





EPC A RATING



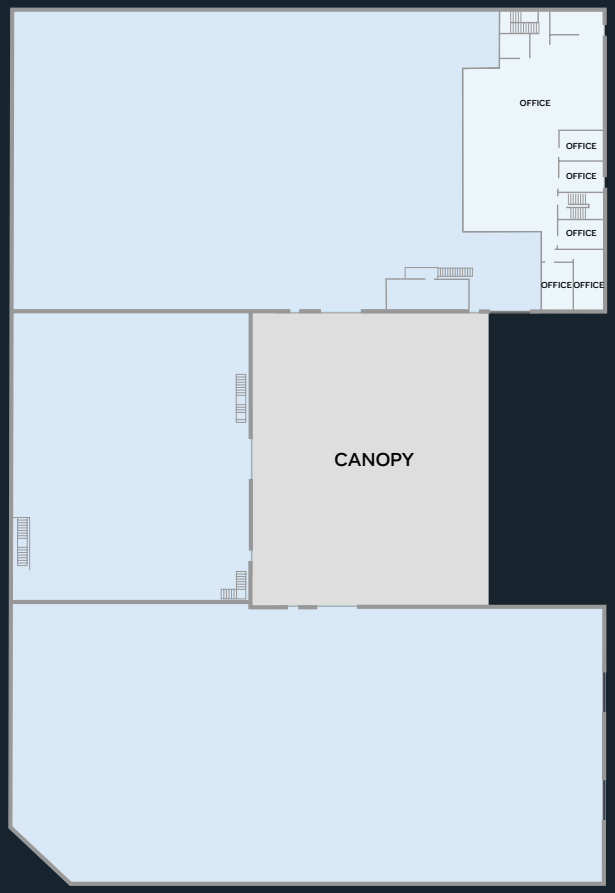


NEW SOLAR PV CAN SAVE £13,230 – £15,120 ANNUALLY*

* A 70 kWp solar PV system will generate roughly 63,000 kWh of electricity per year and save between £13,230 and £15,120 annually depending on how much power is consumed on-site versus exporting back to the grid.



GROUND FLOOR



FIRST FLOOR

Area	GIA (sq m)	GIA (sq ft)
Offices	710.35	7,646
Warehouse	3,845.97	41,398
Canopy	708.28	7,624
Total	**5,264.60**	**56,668**

SITE

The site is rectangular in shape and extends to approximately 0.78 hectares (1.93 acres).











SOLARIS

EARLS BARTON

TERMS

The property is available to rent on a new lease at a quoting rent of £420,000 pa excl.

VAT

The property is elected for VAT.

RATES

The property has a 2026 rateable value of £275,000.
Estimated Rates Payable £132,000 per annum.

VIEWING

Strictly via the joint sole agents:

GILMARTIN LEY 020 8882 0111

Chris Gilmartin
07714 296 350

TDB Real Estate
tdbre.co.uk
01604 60 40 20

Oliver Thompson
07837 191 054

Chris Drummond
07976 156 457

Jack Brown
07969 291 660

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 11/26

© 2026 Wells Design Partnership | All rights reserved | www.wells-design.co.uk