Fully Refurbished Logistics / Distribution Facility To Let - Northampton NN6

EPC A rated with solar PV. 56,606 sq.ft (5,259 sq.m) on 1.93 acres

GILMARTIN LEY

23 Mallard Close, Earls Barton, NORTHAMPTON, NN6 0JF



To RENT

Area
Gross Internal Area: 5,259 sq.m. (56,607 sq.ft.)

Rent
£420,000 per annum (approx. £35,000 monthly) subject to contract

Property Description
The property comprises a fully refurbished modern logistics / distribution facility which occupies a rectangular site 1.93 acres. The refurbishment includes new rooflights, new offices and new solar panels and the property has achieved an 'A' EPC rating.

This fully fitted warehouse is of steel portal frame construction and benefits from six level access loading doors, a minimum clear eaves height of 6.3m and an integral two-storey transport / goods in office. There is high quality two storey office accommodation providing a mixture of open plan and partitioned offices with suspended ceilings, perimeter trunking, air conditioning, a staff kitchen on both floors and WC facilities.

Key considerations:

> Fully refurbished 56,606 sq.ft warehouse available on a new lease
> Secure 1.93 acre site with 34 marked parking spaces
> EPC rating of A
> New roof-mounted solar PV installation with 70kW capacity which can save c. £13,230 - £15,120 pa
> New: rooflights, LED lighting, electric boiler, electric distribution system & fire detection system
> Steel portal frame with minimum clear height: 6.3m and open fronted canopy area with clear height: 5.3m
> Six level access loading doors, 3 forklift truck charging points
> High quality two storey office accommodation with air conditioning
> Excellent communication via road and rail
> Within 1.5 miles of the A45 dual carriageway (Junctions 10 & 11)
> Circa 4 miles to Wellingborough Rail Station and 7 miles to Northampton Rail Station
> 50 miles west of Birmingham & 60 miles north of London

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Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Warehouse	3,845.97	41,397	
Offices	710.35	7,646	
Canopy	708.28	7,623	

Property Location

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.

Earls Barton is located approx. 4 miles south west of Wellingborough, 9 miles north east of Northampton and 11.5 miles south of Kettering. It is strategically located within 1.5 miles of the A45 dual carriageway (Junctions 10 & 11). The A45 provides a fast link to both the M1 Motorway (Junction 15) approx. 11 miles to the south west and the A14 (the A1/M1 link road) at Thrapston approx. 16 miles to the north east.

The A14 provides a key east-west axis linking the deep-water ports of Felixstowe and Harwich with the Midlands and Daventry International Rail Freight Terminal (24 miles to the north west at Junction 18 of the M1).

Both Wellingborough and Northampton benefit from a direct rail link to London (52 minutes and 56 minutes to Kings Cross and Euston respectively). In addition, Luton and Birmingham airports are both accessible within a one hour drive time.

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

2026 Rateable Value	£275000.00
Estimated Rates Payable	£135575 per annum
Service Charge p.a.	n/a
Premium	Nil
Terms	A new fully repairing and insuring lease to be agreed. The property is elected for VAT.
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	North Northamptonshire Council
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https:/www.gilmartinley.co.uk/properties/31738 Floorplans Offer Requirements Document

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Site plan
Location Plan
EPC

Last Updated: 16 Nov 2026

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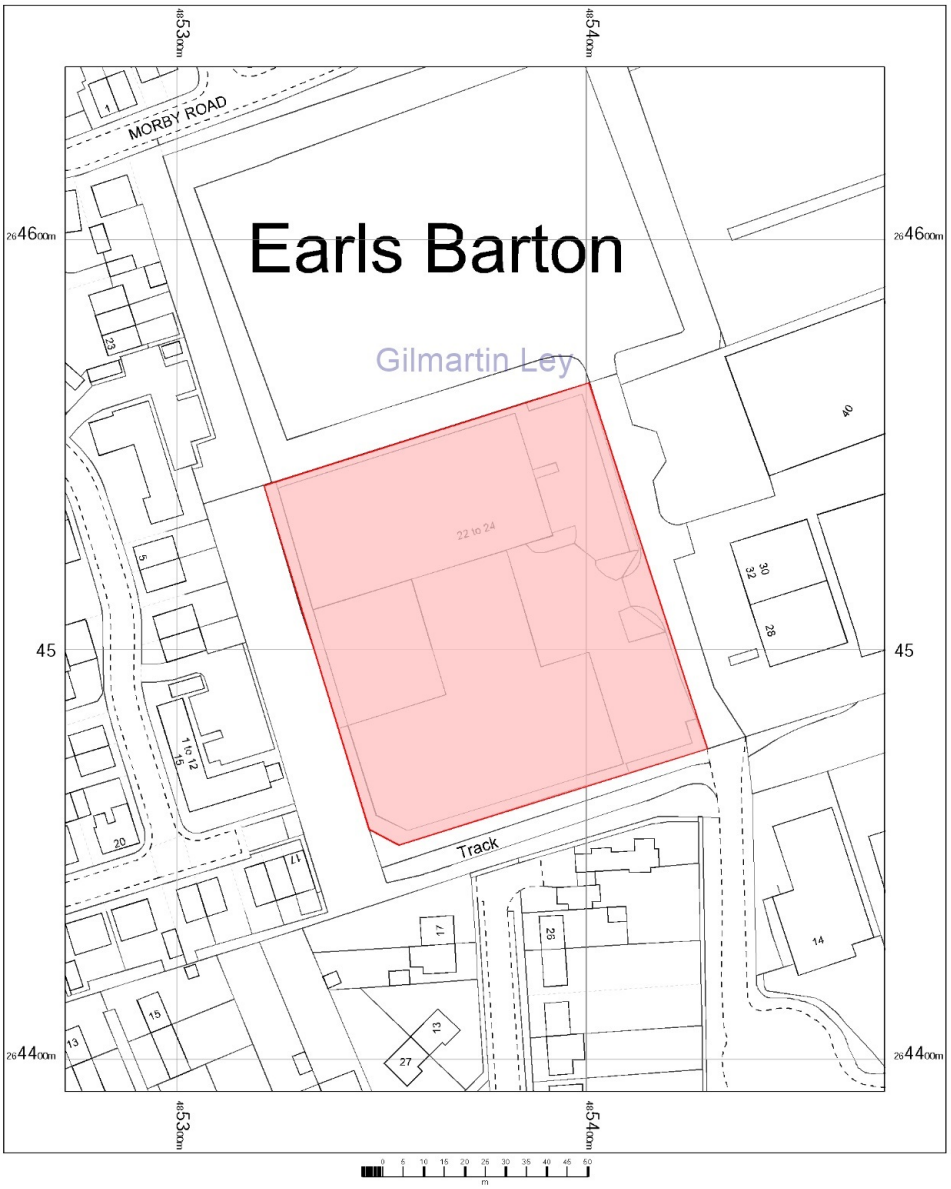
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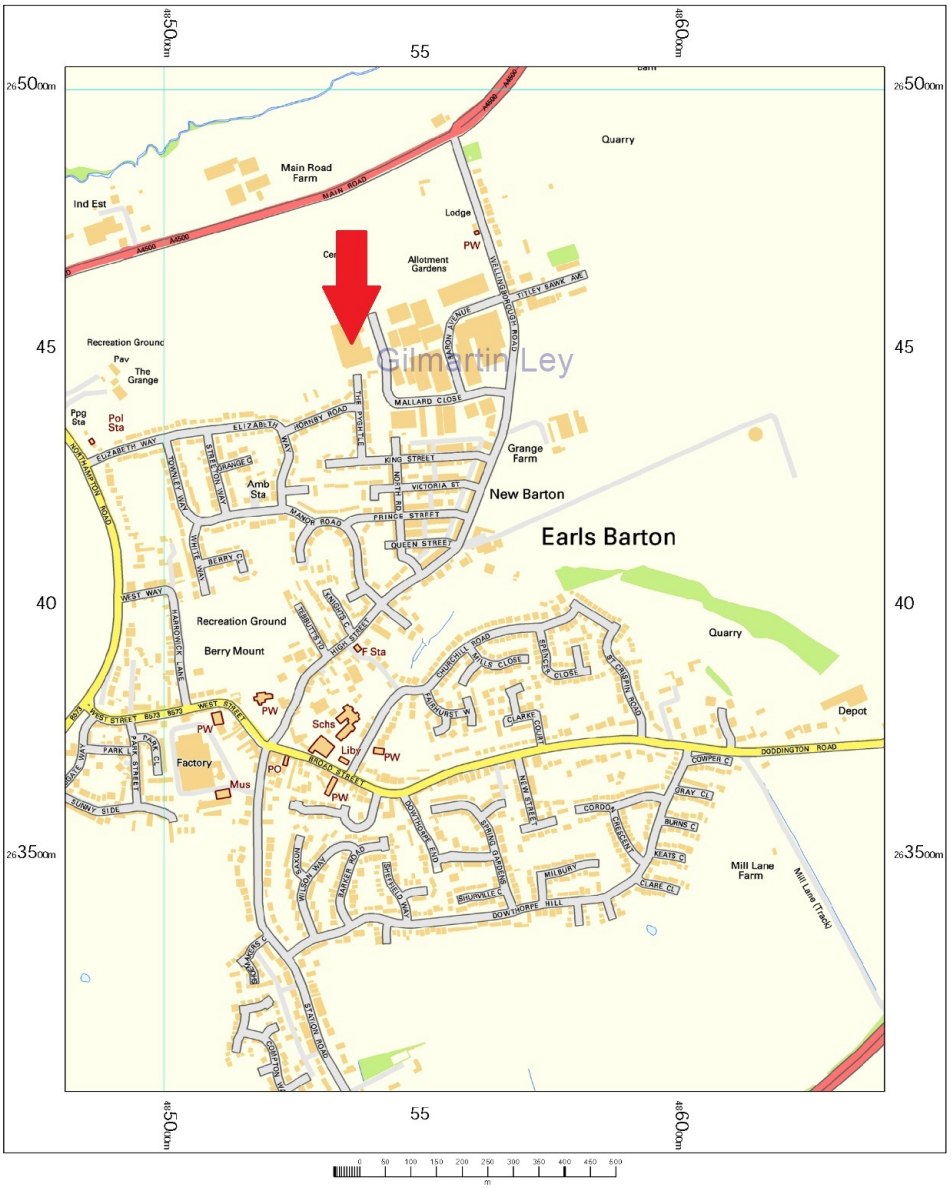
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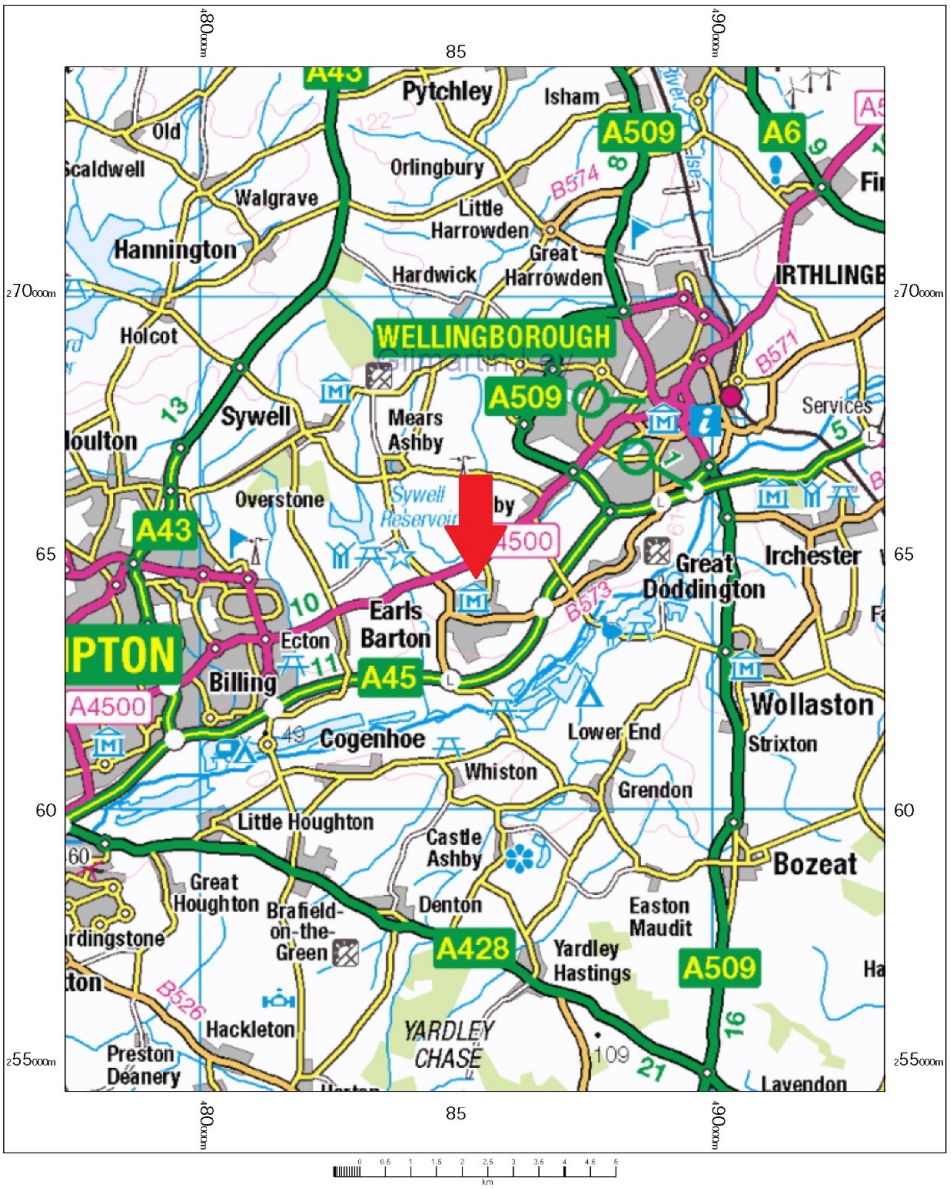
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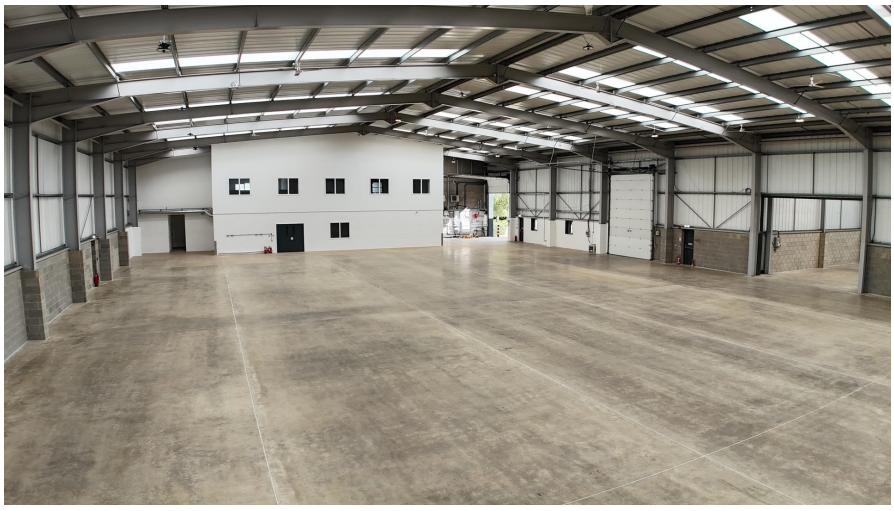
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