

56,606 sq.ft (5,259 sq.m) on a 1.93 acre site

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



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 modern logistics / distribution facility developed in three phases between 2000 and 2005 and occupies a site which is rectangular in shape and extends to approximately 0.78 hectares (1.93 acres) in total.

This fully fitted warehouse is of steel portal frame construction and benefits from six level access loading doors, a minimum clear eaves height of 6.1m 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.

The unit also has a substantial open-fronted canopy area with a clear height of 5.3m and externally the secure yard has parking for 50 cars.

Key considerations:

- > 56,606 sq.ft warehouse available on a new lease
- > Secure 1.93 acre site with 50 marked parking spaces
- > Steel portal frame construction with a minimum clear eaves height of 6.1m
- > A substantial open fronted canopy area with a clear height of 5.3m
- > Six level access loading doors
- > Fully fitted warehouse with lighting and heating
- > Additional integral two storey transport / goods in office
- > High quality two storey office accommodation
- > 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

Our ref: 31738



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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Warehouse	3,840.24	41,335	
Offices	710.34	7,646	
Canopy	708.29	7,623	

Property Location

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

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.

2023 Rateable Value £219000.00

Estimated Rates Payable £107967 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 Brochure

Offer Requirements Document

Site plan

https:/www.gilmartinley.co.uk/properties/to-rent/warehouses-b8/northampton/northampton/nn6/31738

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Location Plan EPC

Last Updated:

15 Oct 2025

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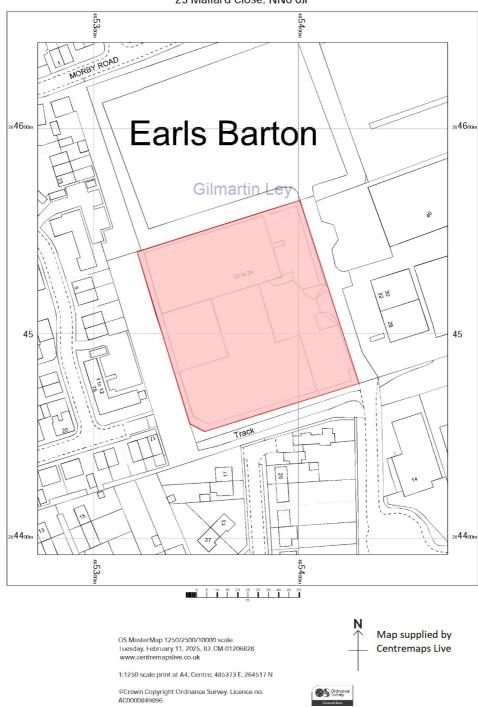
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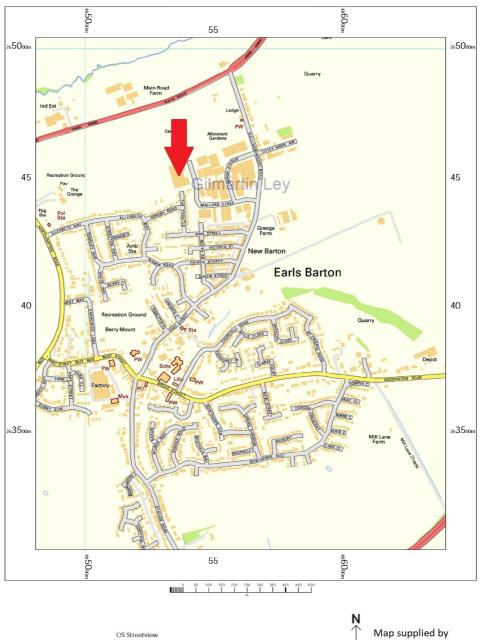


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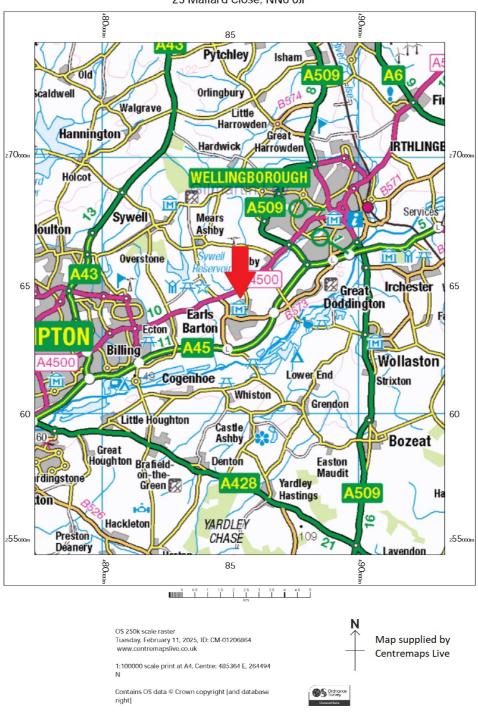
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