

23 MALLARD CLOSE

EARLS BARTON | NORTHAMPTON | NN6 0JF

FULLY REFURBISHED UNIT
AVAILABLE OCTOBER 2026



TO LET

MODERN LOGISTICS / DISTRIBUTION FACILITY

56,668 sq ft (5,264.6 sq m) on a 1.93 acre site

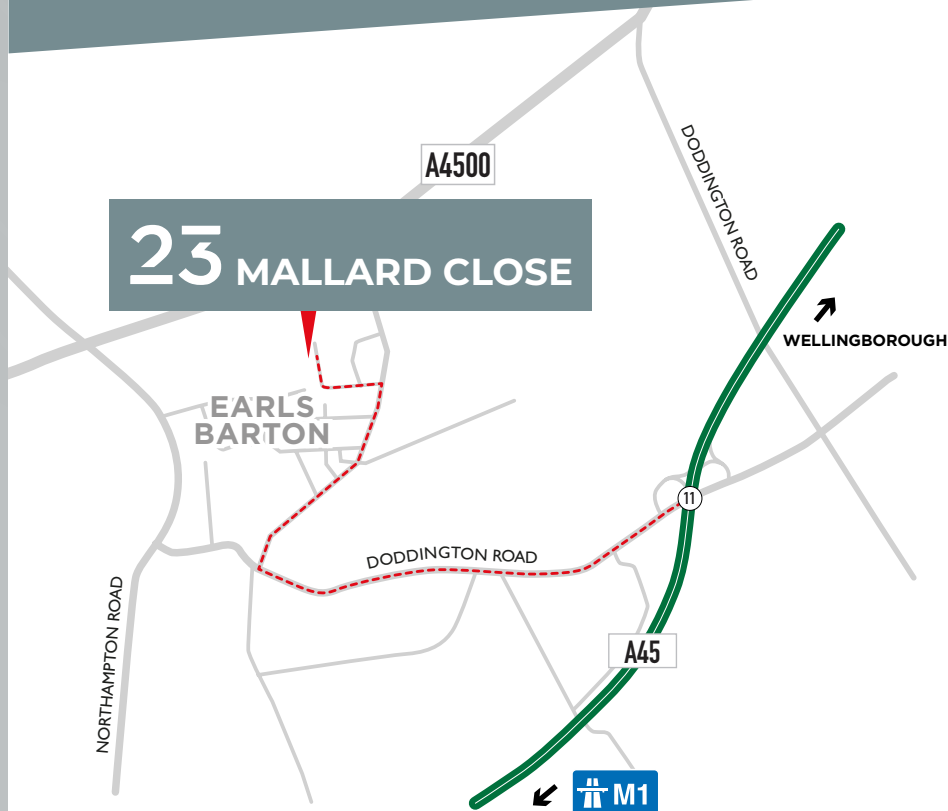
LOCATION

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.



[VIEW GOOGLE MAPS](#)



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 Cloverall, Noble Express, DCS, Homepack & The Marren Group.



Indicative photo

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The property comprises a modern logistics / distribution facility.

- Substantial secure loading yard with parking for 50 cars
- Clear height 6.1 metres
- 6 roller shutters with level access
- Open fronted canopy area with a clear height of 5.3 metres

The refurbishment is nearing conclusion. The specification includes:

- Target EPC rating of A
- 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

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SITE

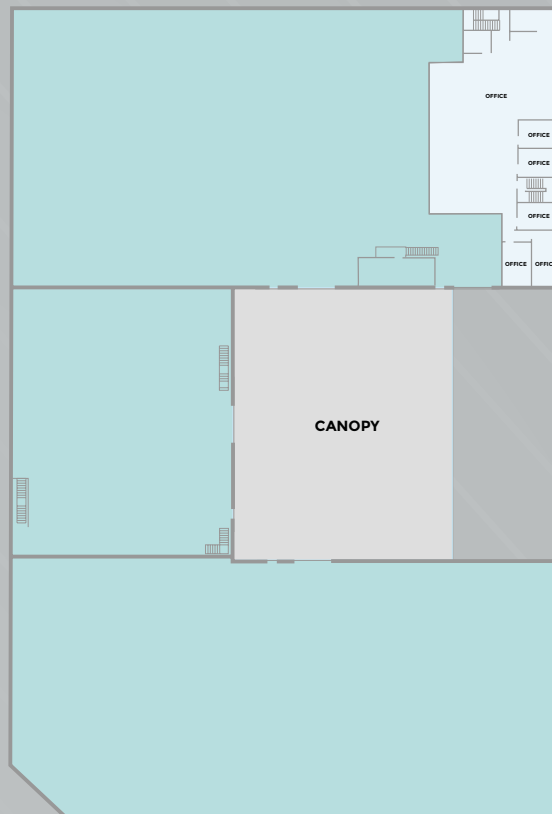
The site is rectangular in shape and extends to approximately 0.78 hectares (1.93 acres).

ACCOMMODATION

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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



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 £219,000. Estimated Rates Payable £107,967 per annum.

VIEWING

Strictly via the joint sole agents:



Chris Gilmartin
07714 296 350



Oliver Thompson
07837 191 054

Chris Drummond
07976 156 457

Jack Brown
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