



MULBERRY
DEVELOPMENTS



DESBOROUGH 350

TO LET OR FOR SALE

350,000 SQ FT BUILD TO SUIT

DETAILED PLANNING PERMISSION GRANTED

A6 / B576 DESBOROUGH NN14 2SR

A NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT

DESBOROUGH 350

Desborough 350 is a brand new industrial/logistics opportunity, to be built to BREEAM Excellent standards. The development is located within 7 minutes drive of Junction 3 of the A14.

The site comprises c. 20 acres with detailed planning consent granted for 350,000 sq ft of B2/ B8 accommodation. Alternative layouts are possible subject to planning.



M
DESBOROUGH 350

M
DESBOROUGH 350



350,000 SQ FT AVAILABLE

INDICATIVE CGI



New **Build To Suit** Warehouse



3 MVA



271 Car Parking Spaces (27 **EV** charging)



18 m Eaves Height

BREEAM[®]

Built to **BREEAM Excellent**



50m Yard Depth



77 HGV Bays



2 Level Access
30 Dock Level Doors

	SQ FT	SQ M
Warehouse	320,000	29,696
Office	23,000	2,135
Hub Office	7,000	650
TOTAL AREA	350,000	32,481

DEDICATED TO SUSTAINABILITY



BREEAM®

Built to BREEAM rating of 'Excellent'



Targeting **Net Zero Carbon** Development



PV Ready



Target EPC Rating of 'A'



Rainwater Harvesting **Ready**



27 EV Charging Spaces

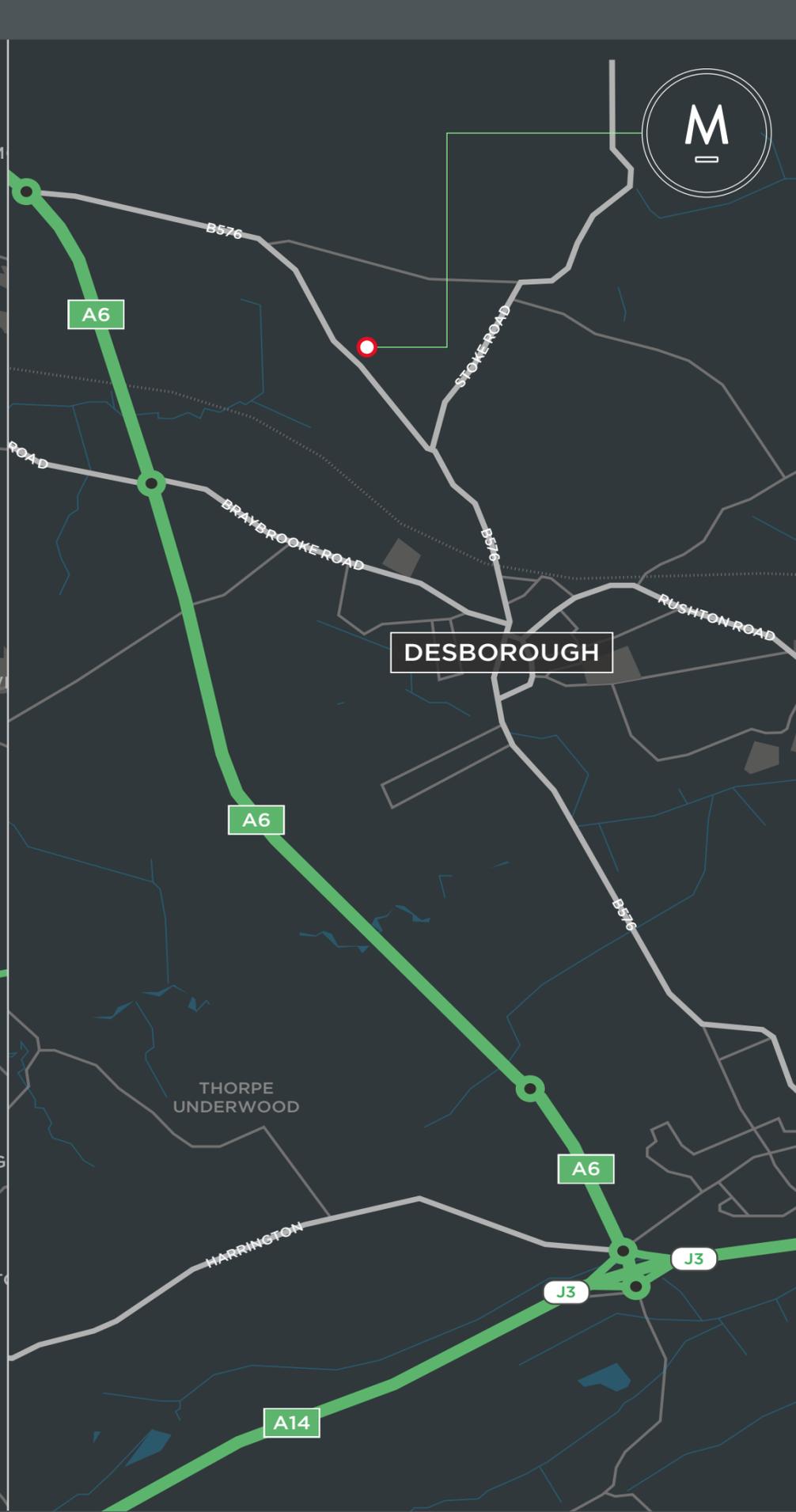
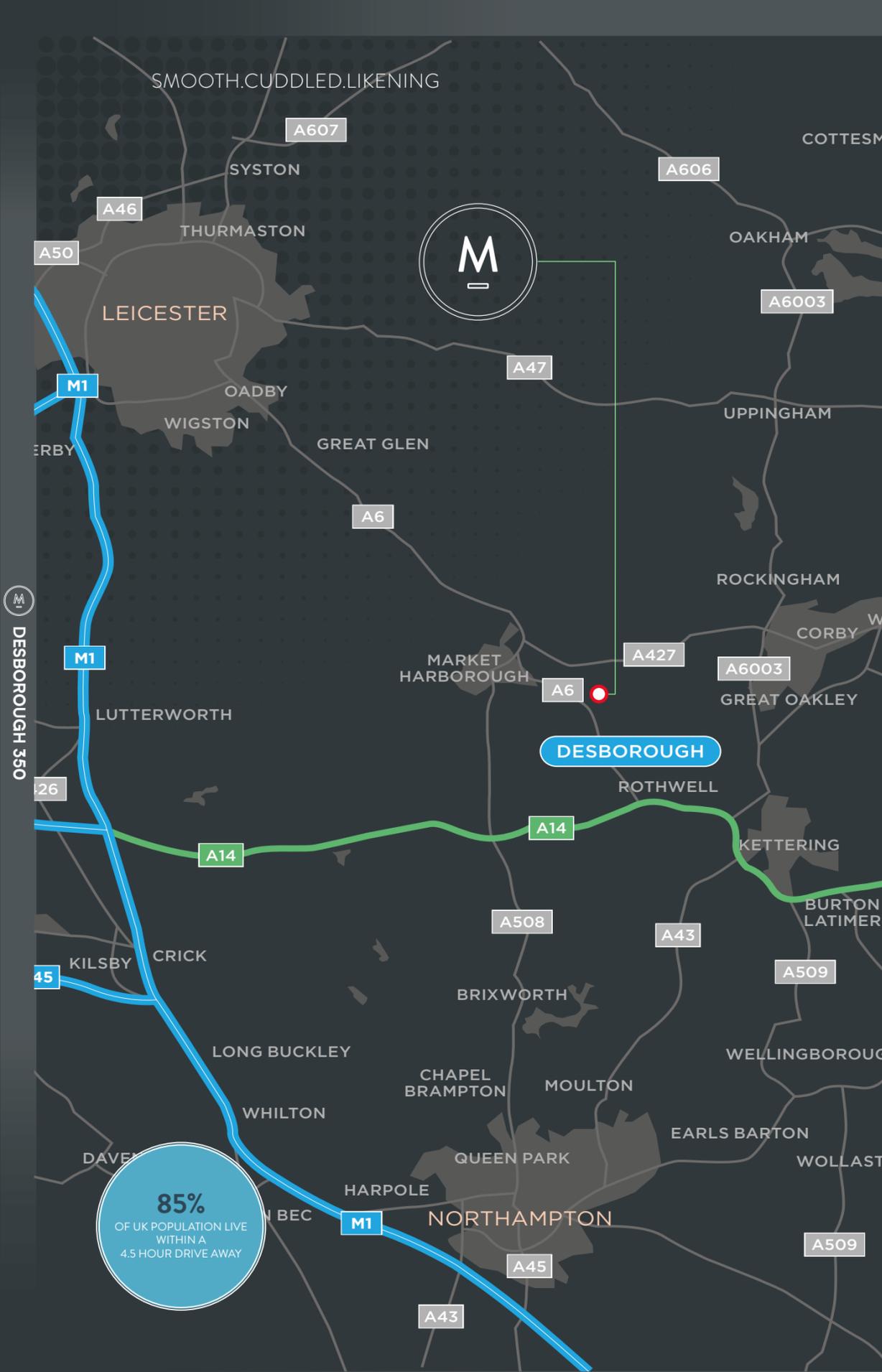
DESBOROUGH 350

DESBOROUGH 350



INDICATIVE CGI

350,000 SQ FT AVAILABLE



Desborough 350 enjoys a close proximity to key motorways, such as the M1, M6, and M69. In addition, Desborough is situated near major arterial routes such as the A6 and A14 which provide convenient access to regional and national distribution networks.

LABOUR MARKET STATISTICS (WITHIN NORTHAMPTONSHIRE)



20,078 (4%)
TOTAL UNEMPLOYED



506,174
TOTAL OF WORKING AGE



65,851
TOTAL APPROPRIATELY SKILLED

POPULATION

WITHIN 90 MINS
3.4m

WITHIN 3 HOURS
24.3m

WITHIN 4.5 HOURS
48.3m

ALL ABOVE STATISTICS SOURCE: NOMIS AND DRIVETIMEMAPS.CO.UK



	DISTANCE	TIME
A6	1 mile	1 min
A14 J3	4.6 miles	6 mins
Northampton	21.7 miles	36 mins
M1 J19	20.8 miles	24 mins
Leicester	20.8 miles	41 mins
London	87 miles	2 hr 18 min
London Gateway	112 miles	2 hr 1 min
Felixstowe	117 miles	2 hr 11 min

SOURCE: GOOGLE MAPS



MULBERRY
DEVELOPMENTS

ALL ENQUIRIES



ANDY HALL
M: +44 (0) 7824 525 821
E: Andy.hall@m1agency.co.uk

LUKE THACKER
M: +44 (0) 7733 308 558
E: luke.thacker@cbre.com

Conditions under which particulars are issued by M1 Agency for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of M1 Agency or any other joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2024.