

HILLWOOD PARK NORTHAMPTON

CROW LANE, NN3 9BX

**NEW INDUSTRIAL/
LOGISTICS UNIT**

336,740 SQ FT
(31,284 SQ M)

AVAILABLE Q1 2027



SUSTAINABLE
DESIGN



ENHANCED
SPECIFICATION



2 MVA
POWER SUPPLY

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HILLWOOD
A PEROT COMPANY®

STRATEGIC LOGISTICS LOCATION

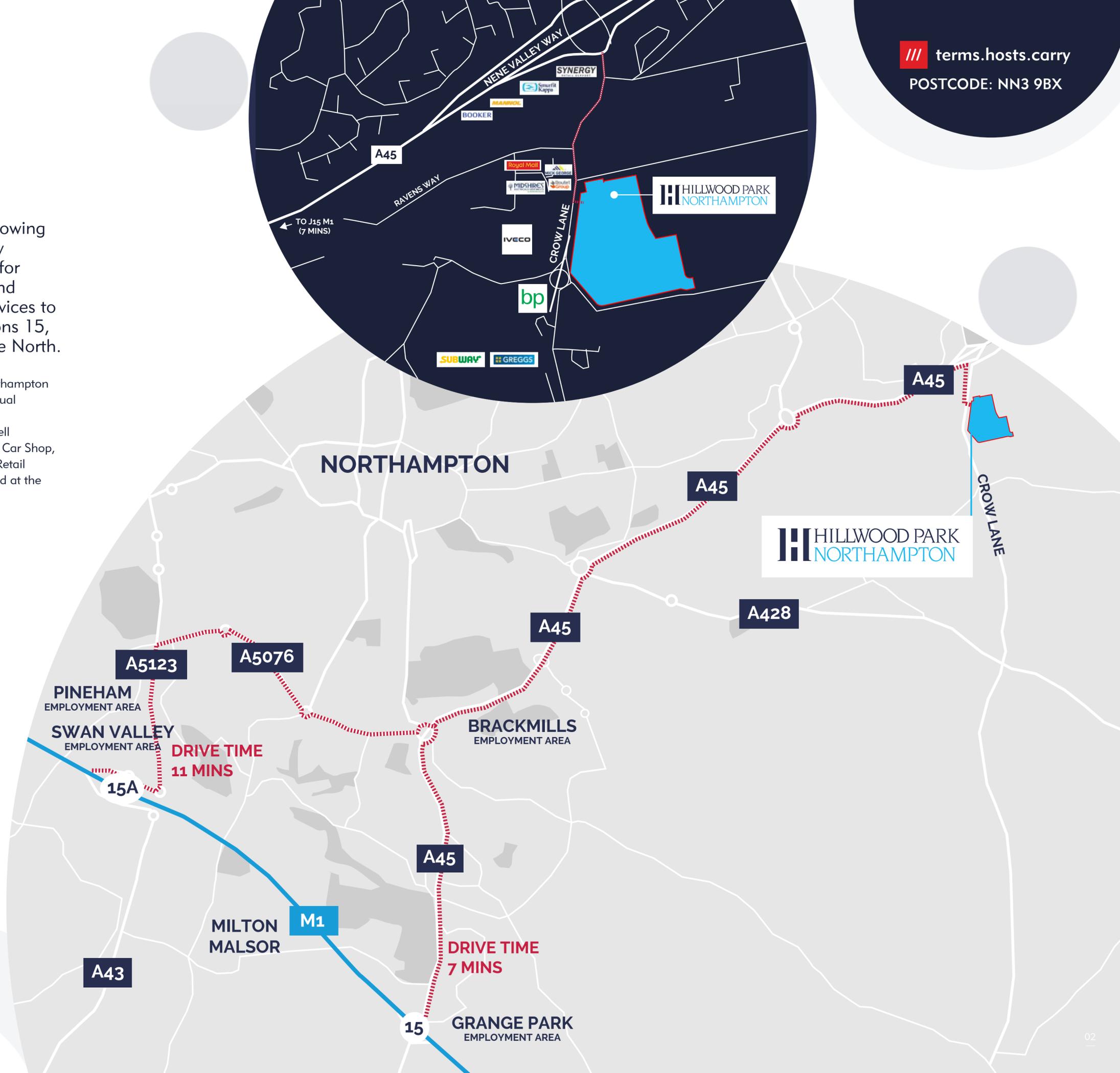
Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

The Crow Lane Industrial Estate is situated 3 miles east of Northampton Town Centre adjacent to the A45 Expressway, which provides dual carriageway access to Junction 15 of the M1 Motorway to the South and the A14 (A1/M1 Link) to the east. Crow Lane is a well established employment location with occupiers including, The Car Shop, Booker Cash & Carry, Royal Mail Distribution Centre, Synergy Retail Support and DX Delivery. Hillwood Park Northampton is located at the junction to The Causeway.

Local occupiers include:



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POSTCODE: NN3 9BX



MARKET LEADING SPACE

Hillwood Park Northampton is a brand new, market leading logistics and industrial unit located in one of the UK's most dynamic commercial hubs. Strategically positioned just 7 minutes from Junction 15 of the M1 Motorway, the scheme offers outstanding connectivity to the Midlands, the South East, and beyond.

Set within the established Crow Lane Industrial Estate, Hillwood Park is just 3 miles from Northampton town centre and benefits from immediate access to the A45, linking directly to both the M1 and A14 (A1/M1 Link). The area is home to a strong mix of national occupiers, including Royal Mail, Carshop, Synergy and Booker, reinforcing its reputation as a premier location for logistics and distribution.

The unit extends to 336,740 sq ft and has been designed to a best-in-class specification. Incorporating a wide range of sustainable features, including roof-mounted PV panels, EV charging, and fibre connectivity, Hillwood Park is targeting a BREEAM "Excellent" rating. The unit offers occupiers an exceptional opportunity to establish a high-performance, future-ready facility at the heart of the UK logistics network.



7 MINUTES TO M1



BREEAM
BREEAM "EXCELLENT"



ENHANCED SPECIFICATION



STRONG LOCAL DEMOGRAPHICS



ESTABLISHED DEVELOPMENT PARTNER



IT'S ALL IN THE DETAILS

SPECIFICATION



30 DOCK LEVEL DOORS



4 SURFACE LEVEL DOORS



50 KN/m² FLOOR LOADING



2 MVA POWER SUPPLY



255 CAR PARKING SPACES



SECURE YARD WITH 31 HGV PARKING SPACES



55M YARD DEPTH (MAX)



15M CLEAR INTERNAL HEIGHT



GRADE A OPEN PLAN FITTED FIRST AND SECOND FLOOR OFFICES

ENHANCED SPECIFICATION



FIBRE CONNECTIVITY



CYCLE SPACES



BREEAM "EXCELLENT" (TARGETED)



EPC "A" RATING (TARGETED)



EV CHARGING POINTS



ROOF DESIGNED FOR 100% PV COVERAGE



SUSTAINABLE MATERIALS



ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING



RAINWATER HARVESTING

INDICATIVE IMAGES



SITE PLAN



ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE*	309,659	28,768
TWO STOREY TRANSPORT / HUB OFFICE	3,186	296
FIRST FLOOR OFFICES	7,965	740
SECOND FLOOR OFFICES	7,965	740
PLANT DECK / FUTURE THIRD FLOOR OFFICE	7,965	740
TOTAL GIA	336,740	31,284

*Includes Reception, Staircore and Undercroft at Ground Level



STRENGTH IN NUMBERS



75%

of the workforce in the services sector.



£592

Average weekly pay in Northamptonshire of £592 – lower than the national average of £640.



8.7%

High work force in manufacturing sector of 8.7% (compared to 7.3% in England)



243,511

Northampton working population of 243,511 (working population 69%)



785,200

Northampton has a population of 785,200 (population within 1 hour drive of 5,640,633)



2.4%

Unemployment rate of 2.4% compared to 3% in the UK.

Source: Nomis



STRATEGICALLY POSITIONED

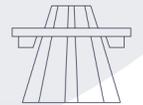
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DRIVE TIMES

Northampton	5 miles	9 mins
Kettering	13 miles	22 mins
Milton Keynes	21 miles	25 mins
Peterborough	37 miles	56 mins
Birmingham	61 miles	1 hr
London	70 miles	1hr 35 mins



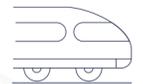
MOTORWAYS

A45	0.2 miles	1 min
J15, M1	6.8 miles	7 mins
A14	18 miles	23 mins
A1/A1(M)	30 miles	35 mins
M1	7 miles	8 mins
M6	32 miles	34 mins



AIRPORTS

Luton	41 miles	44 mins
Cambridge City	53 miles	1 hr 2 mins
Birmingham	54 miles	57 mins
Stansted	77 miles	1hr 23 mins
East Midlands	59 miles	1hr



RAIL FREIGHT

Northampton Gateway	4 miles	10 mins
DIRFT	17 miles	30 mins
East Midlands Gateway	40 miles	50 mins
Hams Hall	48 miles	1hr
West Midlands Interchange	55 miles	1hr 10 mins



RAIL CONNECTIONS

Northampton*	10 mins
Wellingborough Train Station	18 mins
Kettering Train Station	21 mins
Corby Train Station	34 mins

* Direct lines into London Euston and Birmingham New Street

HGV DRIVE TIMES

- 0-90 minutes
- 90-180 minutes
- 180-270 minutes

Drive times are approximate.



SUSTAINABILITY AT ITS HEART



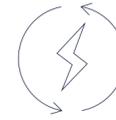
BREEAM

The Landlord is targeting a BREEAM 'Excellent' certification, and have a full consultant team who have worked on the scheme from inception.



ENERGY PERFORMANCE (EPC)

Targeting an EPC "A" Rating.



ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



ELECTRIC VEHICLE (EV) CHARGING

The unit provides EV charging spaces, as well as providing ducting to enable further spaces to be constructed in the future.



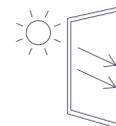
ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



SOCIAL WELLBEING

Hillwood Park Northampton combines outdoor wellbeing areas with open plan internal areas with natural daylight to offer staff a pleasant and natural environment. Nearby pedestrian routes offer access to public transport.



NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



CYCLE PARKING

Covered cycles spaces and shower facilities have been provided.

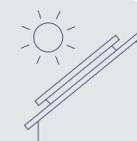


PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels has been provided under the base build, whilst the roof is structurally designed to support panels across the entirety so the occupier can add more as they wish.

HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions

has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

"PROACTIVE, PROFESSIONAL, AND PASSIONATE"

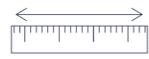
"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

Richard Ford
Director - Project Management and Engineering and Real Estate
Crown Packaging Manufacturing UK Ltd.



BEST IN CLASS

Development team, technical team, and consultants.



5M SQ FT

Committed from 2025 onwards.



LIVE PROJECTS

In every region of the UK.



SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



FOCUSED

Global reach, focused home team.



AGILE

Private ownership and capital allows quick decisions.



Recent Occupiers:



Our Awards:



FURTHER INFORMATION

RENT

Please contact our retained agents for further information.

TENURE

The premises are available by way of a new lease.

TIMING

Available Q1 2027.

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HILLWOOD PARK NORTHAMPTON

CROW LANE, NN3 9BX

CONTACT

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