

Terms and Further Information:

The buildings proposed in the master plan or occupier specific packages can be made available for sale freehold or alternatively to let on lease terms to be agreed. Details of terms, price or rent and other costs can be made available from the agents.

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qubit3

M1 JUNCTION 15
GRANGE PARK, NORTHAMPTON

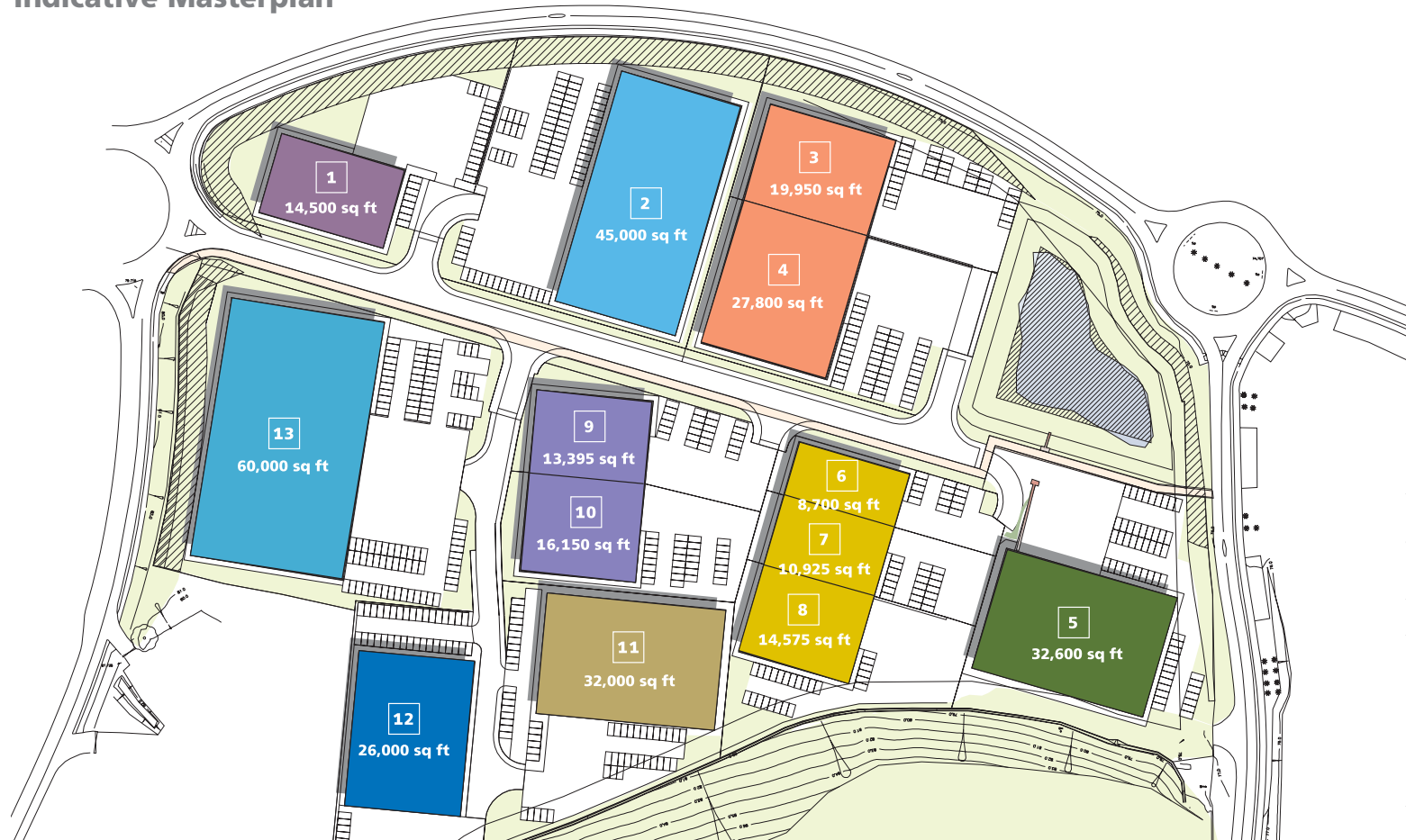
Warehousing & Industrial
10,000 - 60,000 sq.ft




Shepherd Developments


EDEN PARK
Developments

Indicative Masterplan



For the most recent masterplan please refer to the inserts

Specification:

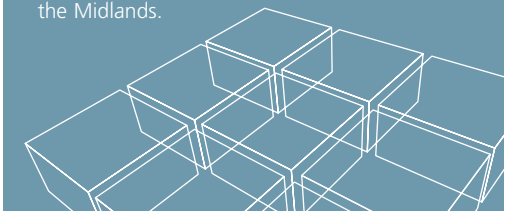
- Clear span steel frame with 6-8m minimum interior height
- Cavity facing brick / block and metal profile clad walls
- Powder coated double glazed aluminium windows
- Full height access sectional overhead doors
- Offices with suspended ceilings, heating and category II lighting
- Service yard and car parking
- External landscaping

Location

Qubit3 lies within the Grange Park development at the southern edge of Northampton's urban area adjacent to Junction 15 of the M1 motorway. There is direct dual carriageway access from the site to all major routes to and from the town.

Road communications are excellent. The property enjoys almost a central location between London and Birmingham and there is good access via the M1 to the M6, M45 and M25. Furthermore, unusually the location also enjoys east west access via the A43/A45 corridors.

Mainline rail services are available from Northampton to London (Euston) and the Midlands.



Qubit3:

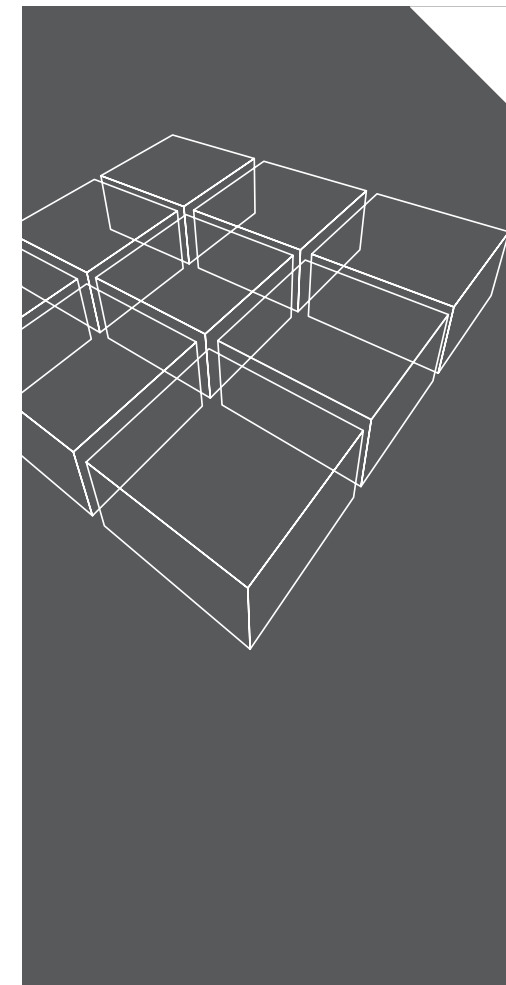
The Masterplan shows up to 321,500 sq ft on a site of approximately 22 acres with a prominent frontage to the northern end of Grange Park. The site will be accessible from both Junction 15 of the M1 and, of particular interest to local occupiers, from the Wootton turn on the A508.

Qubit3 is intended to provide occupational and ownership opportunities for local, national or regional companies. We envisage providing

units in the size range 10,000-60,000 sq ft in this well located and well serviced business park, but we are however happy to consider individual requirements.

The principal focus will be for the provision of warehouse and industrial space but the development will be of a high quality both in terms of building and landscaping so Qubit3 will undoubtedly be of interest to other business space occupiers.





Grange Park:

Grange Park is a large scale, 500-acre development providing in the region of 1,000 new homes plus ancillary facilities and a business area of up to 130 acres. A substantial amount of the development has already been undertaken with in particular a large distribution park immediately adjacent to the M1 with occupiers including New Wave Logistics.

Grange Park also benefits from other facilities including a district centre anchored by a Budgen food store together with unit shops and a day nursery, a hotel operated by Holiday Inn Express and a Harvester pub restaurant.

Grange Park offers an attractive working environment on the edge of Northampton, easily accessible to established areas of business and housing and close to essential services.

