

BRACKMILLS INDUSTRIAL ESTATE

PROSPECTUS



The United Kingdom's Premier Business and Logistics Park





Boundary of Brackmills Industrial Estate
Business Improvement District (BID)

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Brackmills Industrial Estate Business District

Brackmills Industrial Estate is located in Northampton, in the heart of the UK, with unrivalled national and international transport links.

The estate has evolved over the last 50 years and has been expanding year on year as more businesses look to move onto the estate.

Northampton's location and access makes the town an ideal site for your business move, with the estate situated on the A45 and within a five minute drive of M1 Junction 15.

The town is home to around 220,000 residents and 13,000 businesses. It is a university town, offering a talented experienced workforce and home to major businesses including Avon, Carlsberg, Travis Perkins, Opus Energy Nationwide and Barclaycard.

Northampton is one of the UK's most enterprising areas. Operating costs are low in relation to other parts of the UK and the town was identified as making the UK's fastest economic recovery from recession

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***The town's business diversity was identified as one of the major factors in its meteoric recovery from the recession.**

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Northampton was also singled out in a recent Experian report as the best place in the UK to do business.

Brackmills Industrial estate is home to around 190 businesses, a mix of respected national and international businesses across the logistics, manufacturing and service sectors

***Source: Cities Outlook Report 2013**

Brackmills Industrial Estate retains its reputation as a sound investment for businesses with a location in the heart of the UK logistics Golden Triangle.



Businesses on the estate through the creation of the Business Improvement District have come together in the last decade to help improve the estate to ensure that it retains its position as the UK's premier business and logistics park.

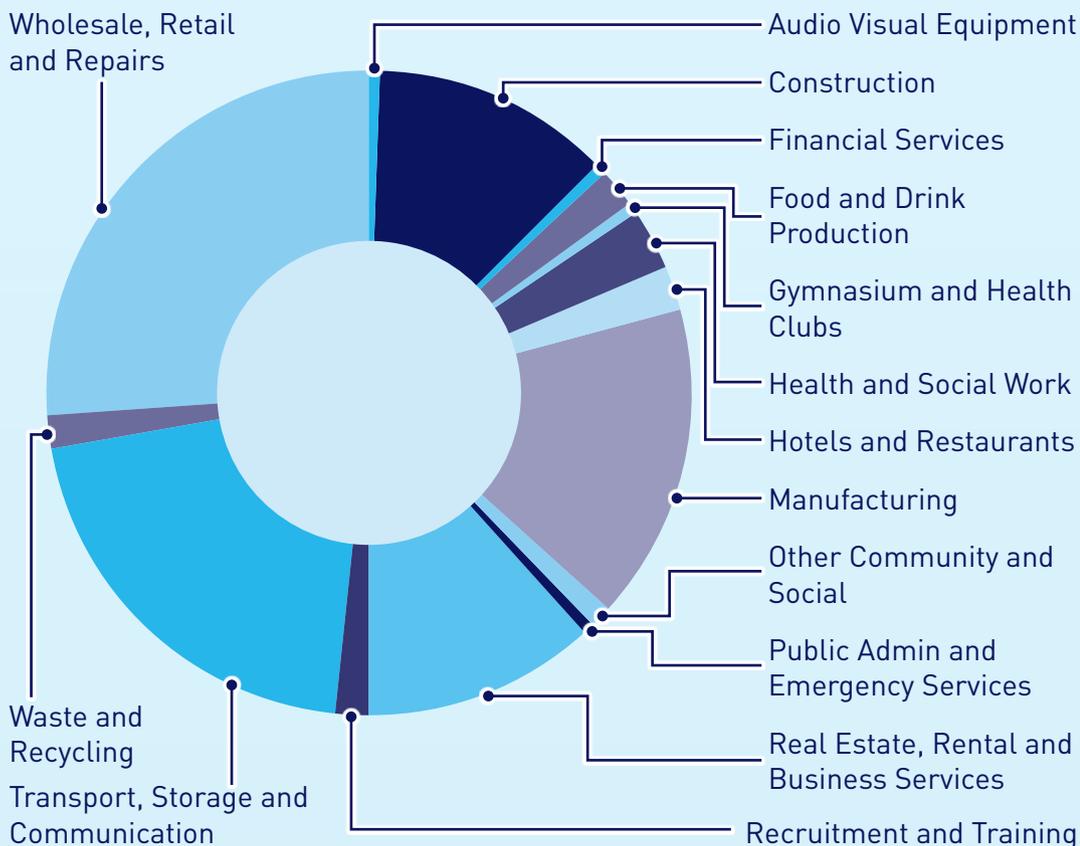
Sara Homer
Executive Chair of Brackmills Industrial Estate Business Improvement District (BID)



Business in Brackmills Industrial Estate

- Inspiring great businesses

Business mix by category



Some of the businesses include:

Coca-Cola, Cygnia, Travis Perkins, Howdens, John Lewis, Dachser, Startech.com, Signs Express Northampton, ACS, Steril, Pidy UK and Decathlon.



220,000
Total Population
of Northampton
(Source ONS 2014)



13,000
Businesses
in Northampton
(Source Northampton Alive)



9.1%
Percentage
population growth
in Northampton between
2001 and 2013
(Source: Census 2011)



190+
Number of
businesses
on Brackmills
Industrial Estate

Market Overview

The market in Northampton and along the M1 corridor mirrors that of the rest of the UK with low levels of available supply and strong demand.

The lack of supply has impacted on the level of take up in the area which has fuelled increased levels of new build activity.

The M1 corridor distribution market has witnessed significant rental growth over the past 24 months driven by the supply and demand imbalance.

Northampton's industrial vacancy rate currently stands at circa 5.4% (Q1 2018) which is lower than it has been for a number of years.

Levels of demand are at the highest levels ever experienced - indeed we consider there is over 750,000 sq ft of 'latent' demand for Brackmills Industrial Estate from a variety of industrial/warehouse operators for a wide mix of unit sizes.

There is a shortage of supply of land on Brackmills Industrial Estate, the principal limiting factor for any speculative development taking place. In terms of the most recent activity on the estate, acting for Tungsten Properties Prop-Search recently purchased a site of 3.5 acres at the junction of Caswell Road and Gowerton Road. The scheme provides a total of 65,200 sq ft of space with units of between 1,000 and 23,350 sq ft. A 'forward funding' deal was completed with M&G Real Estate and there was a practical completion of the development in early 2017. At the time of practical completion over 50% was pre-let and as at May 2018 there is only 1 unit remaining available (although this is now under offer).

At the entrance to the Brackmills estate Liberty Property Trust have recently acquired a 7 acre site. They intend to speculatively build out a 196,000 sq ft warehouse and aim to complete the building in early 2019. The guide rent for this unit is £7.00 per sq ft.

Elsewhere at Brackmills Gateway, Decathlon have pre-purchased a 250,000 sq ft warehouse building from Roxhill and the remainder of the site has been purchased by Cabot for the speculative development of a 172,000 sq ft warehouse building. Both buildings are scheduled to be completed in summer 2018



Rents

Whilst the strong market conditions and the lack of available stock has led to rents for buildings increasing significantly. Rents in the Northampton area are still extremely competitive and are often cheaper than other logistic locations within the Golden Triangle.

Rents across the region are (as at May 18) as follows: -

Location	Price per square foot (£psf)
Northampton	£7.00
Milton Keynes	£7.75
Luton	£7.75
Bedford	£6.50
Biggleswade	£7.00
Daventry	£6.50
Lutterworth	£6.75
Kettering	£6.25
Wellingborough	£6.25
Peterborough	£6.00

This is based on new units sized between 100-200,000 sq ft.

The values above are guide rents and are subject to change



Location

- Brackmills Industrial Estate is regarded as the town's premier location and sits approximately 3.2km (2 miles) south east of Northampton town centre and the railway station.
- The estate is set over 730 acres and has units that vary in size between 1,000 sq ft and 1,000,000 sq ft.
- Whilst the estate is world renowned as a logistics warehousing location there are a number of other uses including manufacturing and offices.
- Northampton is a strategically located and well-established commercial centre which benefits from excellent road communications to the M1 motorway at Junctions 15 (via the A508/A45 approximately 5km (2 miles) to the south), Junction 15a and at Junction 16 (via the A4500 approximately 6.5km (4 miles) to the west).
- The town's main arterial roads include the A45, leading east towards Wellingborough and south west towards Junction 15 of the M1. The A4500 leads east from Junction 16 of the M1 into the town centre.
- Northampton benefits from excellent rail connections to London Euston and Birmingham New Street. The station is on the Northampton Loop of the West Coast Main Line and is served by London Midland Services and Virgin Trains.
- The Railway station is located approximately 5.63km (3.5 miles) north west of the estate, within 12 minutes' drive time.
- From 2026, Phase 1 of HS2 will connect London to Birmingham with a journey time of 49 minutes.



Bus services

Bus services operate to the estate from the town centre and run from Monday to Saturday. There has been a £640,000 investment in new services to and from the estate since 2013. Bus stops are located around the estate.



Cycle CoNnect Hubs

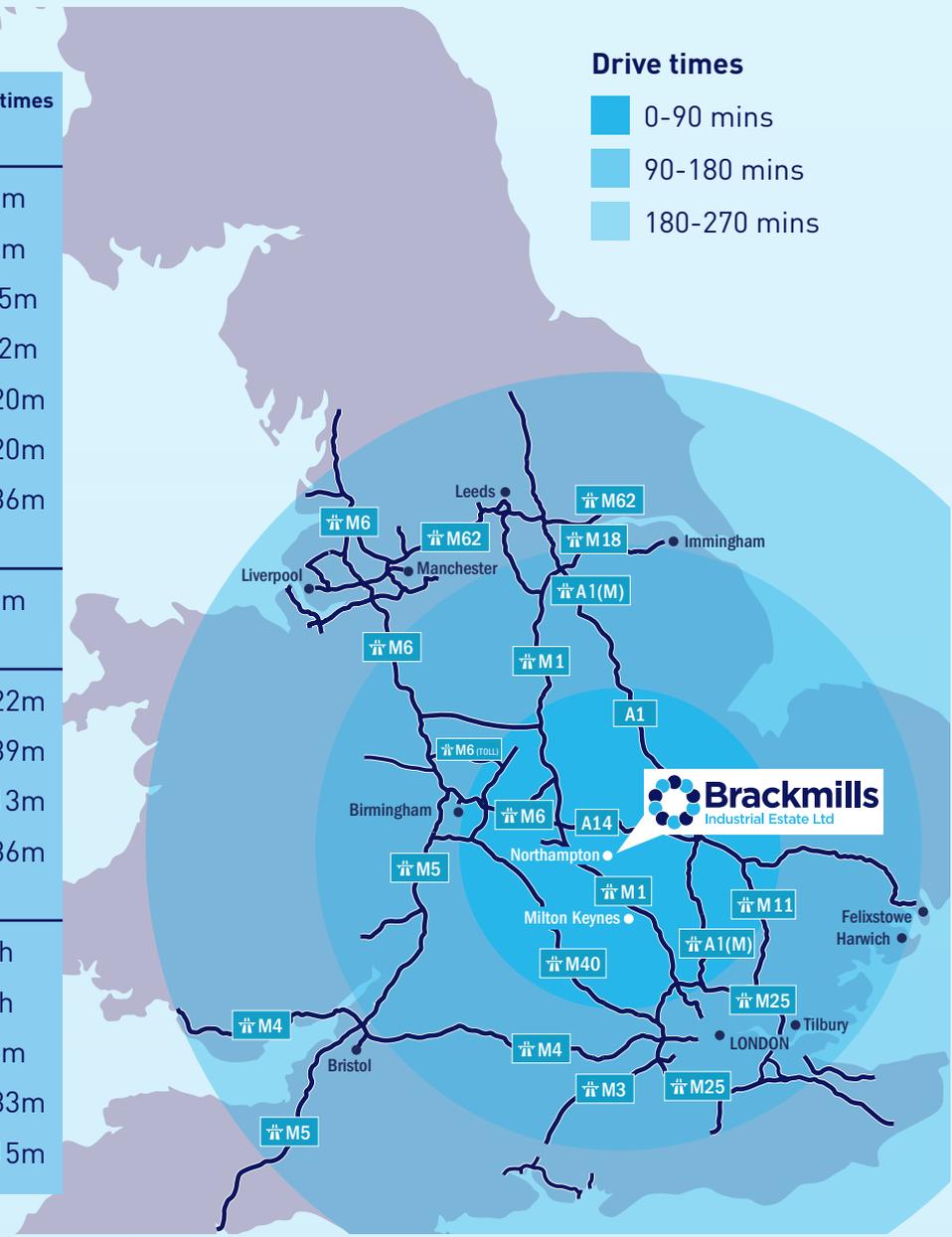
The estate is also home to three Cycle Connect Hubs connecting the town centre with Brackmills, the University and railway station.

Travel Times

Destination	Miles	Drive times
MAJOR CENTRES		
Leicester	41.8	48m
M25 (M1, J6A)	45.5	48m
Birmingham	59.3	1h 5m
London (M1, J1)	59.7	1h 2m
Nottingham	68.8	1h 20m
Leeds	136	2h 20m
Manchester	150	2h 36m
RAILPORTS		
DIRFT	21.5	26m
PORTS		
Felixstowe	122	2h 22m
Hull	156	2h 39m
Southampton	131	2h 13m
Dover	152	2h 36m
AIRPORTS		
Birmingham	52.1	1h
East Midlands	57.1	1h
Luton	38.5	44m
Stansted	88.0	1h 33m
Heathrow	68.5	1h 15m

Drive times

- 0-90 mins
- 90-180 mins
- 180-270 mins



Sat Nav reference NN4 7

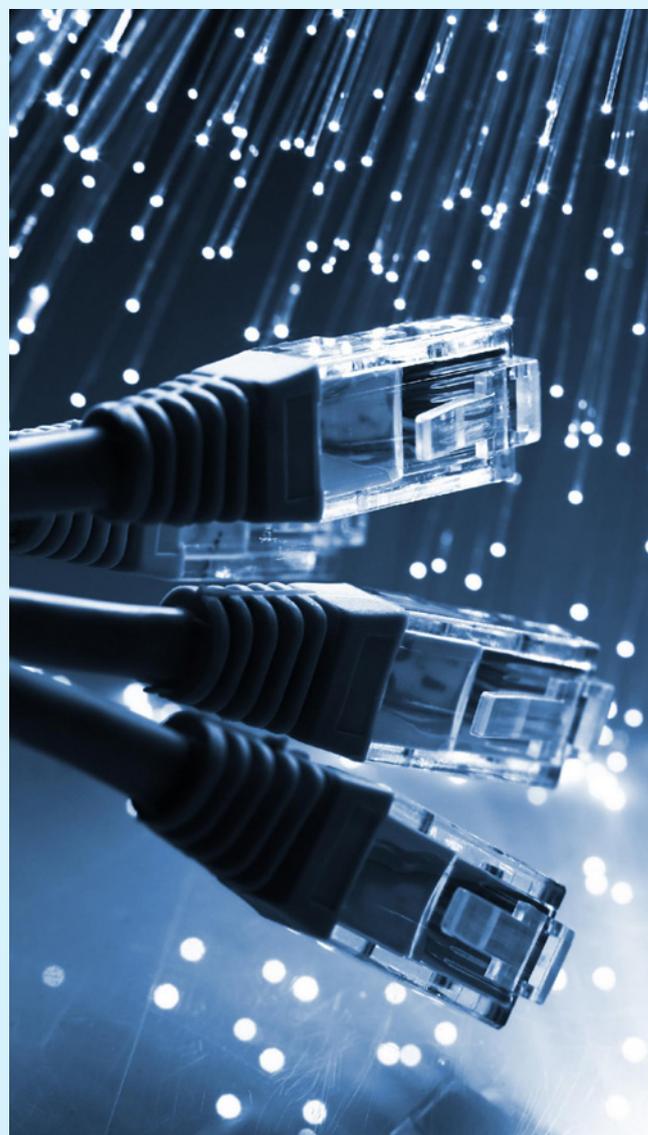
Superfast Brackmills

Brackmills Industrial Estate benefits from access to superfast broadband, significantly improving business performance.

Since 2014 there has been considerable investment in broadband infra-structure.

The estate is sited on the CityFibre route, with two exchanges and a number of land lease providers that can support businesses or tenants.

Source: SQW, November 2013



SuperFast Broadband
www.superfastnorthamptonshire.net

Labour Supply & Education

Northamptonshire as a county has an experienced logistics workforce living locally. Labour costs are competitive in comparison to the wider East. Due to the town's location at the heart of the country it is also easy to commute from other towns and cities to take up positions on the industrial estate.



University of Northampton

September 2018 will see the University of Northampton move into its new £330 million Waterside Campus within the Enterprise Zone next to the town centre. hellowaterside.northampton.ac.uk This move which will see thousands of students and lecturers sited closer to the town centre and a few minutes by drive or bus to the industrial estate.

95% of full-time first degree leavers in work and/or further study six months after graduation.

Destination of Leavers from Higher Education (DLHE) 2014/15. July 2016

Northampton College

Northampton College is the leading general further education college in the region with around 9,000 students. Northampton College offers higher education courses in partnership with the University of Northampton and University of Warwick, and offers support to a range of other organisations including the voluntary sector.

In 2016, 96% of Northampton college students passed their course.

Source: Northampton College



A45
To M1

Red line denotes BID boundary area



The Business Improvement District – for the businesses by the businesses

Brackmills Industrial Estate Business Improvement District (BID) was launched following a successful ballot of estate businesses in March 2009. Prior to 2009 the estate was one of the top five targets for criminal gangs, fatalities occurred on the roads from traffic hazards, businesses were looking to move off the estate and there was limited business support.

The BID has changed all that. Businesses on the estate have benefitted from a dedicated estate management team, major projects have been completed to both improve the operating environment and ensure that businesses can attract and retain the workforce it needs

The Business Improvement District is funded through a statutory levy contribution by businesses on the estate.

For more information view www.brackmillsindustrialestate.co.uk.



£951,000 invested in road improvements since 2009



£640,000 investment received to support new bus service since 2009



£25,000 investment per annum in landscaping and signage since 2014



Three new Cycle Hire Stations



£92,000 Broadband Investment



Targeted Winter Gritting



Business Disaster Recovery and Incident Support



60% Reduction in Crime
Thanks to CCTV cameras, the Estates PCSO & Estate Manager

Statistics correct at February 2018

Key Projects have included:



Crime Prevention and Security

- 24/7 monitored and maintained CCTV and ANPR
- Full time Police Community Officer
- Business Watch Scheme
- Additional bank holiday security



Infrastructure, Transport and Access

- New street signage – including high level for HGVs
- Additional bus services and introduction of a Saturday service
- £951,000 investment in road improvements including traffic calming, and surface improvements
- Additional targeted winter gritting



Improving general appearance of estate

- Landscaping and planting of roundabouts and green spaces
- New litter bins and welcome signs installed



Direct Business Support

- Incident support by estate team
- Dedicated estate web site profiling all estate businesses
- Best practice information sharing and networking events



Lobbying and Business Voice

- The BID pro-actively lobbies key partners in the local authorities, Police and local enterprise partnership

Amenities and Hotels

The estate is now home to a wide range of eateries and leisure facilities;

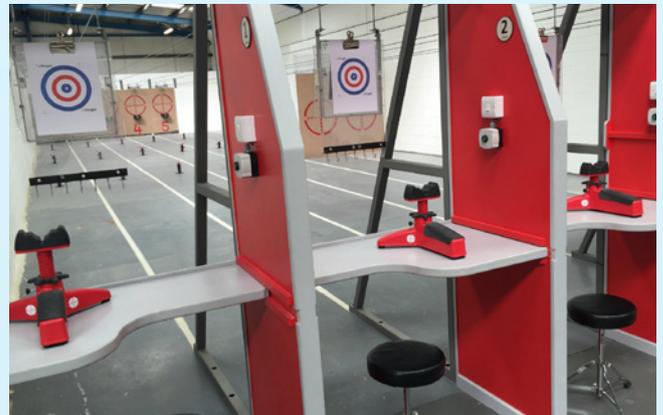
Eat and Meet:

In 2017 the Brackmills Trade Park opened on the estate providing new dining and meeting options on the estate. Costa, Greggs, Subway and Pizza Hut are all now open providing staff with options to drink, dine or meet during the day Monday to Sunday.



Staying Active:

The estate is home to both an indoor archery and shooting range which has as on site café. Two gymnasiums are located on the estate alongside a Mixed martial arts training facility.



Rest:

Three hotels are located next to the estate - the Marriott, Holiday Inn Express and Premier Travel Inn. A number of other hotels are located between the estate and the junction with the M1, providing a number of options for visitors.



Business Case Study

DACHSER Ltd:

DACHSER Ltd has been on Brackmills since 1982, moving into a new purpose-built centre on Thomas Dachser Way in 2014, acting as the logistics centre for its Northampton branch as well as the UK Head Office. The solid growth of DACHSER's UK country organisation and the flourishing European export business, as well as contract logistics and value-added-services made the new investment an essential strategic step for the organisation. Around 225 people are employed at the new logistics centre.



Nick Lowe, DACHSER's UK Managing Director said: "Ensuring that the new facility remained within Northampton was an important consideration in order to look after the interests of the company's workforce, and Brackmills Industrial Estate is optimally situated, from a logistics viewpoint, in the heart of England, with excellent connections to the national trunk road and motorway network. Since becoming a BID the estate has transformed, offering a really good environment, excellent transport links and a good sense of business community."



Northampton - a great place to locate

Northampton is a town with a rich and varied history. Its geographical location in the centre of England was as important in Norman times as it is today. The town has a mix of Georgian architecture and a market square that dates back to the 13th century in the heart of the town centre near All Saints Church.



The town has a lively cultural and musical heritage with the Royal & Derngate theatres, Errol Flynn Filmhouse, Contemporary Art Gallery, 78 Derngate and is home to the new National Leathercraft collection. The Northampton Museum with its shoe museum is currently undergoing a major expansion and refurbishment and is set to re-open at the end of 2019.



Northampton town centre is a home to a wide mix of restaurants, and bars serving world cuisine and is home to St Giles Street which won the Great British High Street award in 2015. The Grosvenor Centre and neighbouring Market Walk Shopping centre are two-tiered centres with a mix of known national brands. Abington Street is the main outdoor shopping thoroughfare. Part pedestrianised this is home to banks and national brand retail outlets, as are Gold Street and The Drapery.

Transport access within the town centres has seen significant new investment with both the town's bus and railway station rebuilt in the last five years.

Northamptonshire is home to a host of reputable schools and villages, with historic homes including the Althorp Estate.

The town is also home to three national sporting teams – Northampton Saints Rugby Football Club, Northampton Town Football Club (the Cobblers) and Northamptonshire County Cricket Club (Steelbacks)



Business Support and Further Information

A range of organisations are ready to help companies relocate and grow their businesses in Northampton, including the South East Midlands Local Enterprise Partnership (SEMLEP) and its two growth hubs – the Northamptonshire Growth Hub and Velocity Growth Hub – which have access to funding, training and development initiatives. The Northampton Logistics Forum is one a number of business support groups that are available for businesses to send representatives

The University of Northampton takes an active role in supporting local businesses, and both Northampton Borough Council and Northamptonshire County Council work with all partners to ensure all opportunities are explored.

Useful websites:

Northamptonshire Growth Hub: www.northamptonshiregrowthhub.co.uk

Velocity Growth Hub: www.velocitybusinesssupport.com

University of Northampton: www.northampton.ac.uk

Northampton Borough Council: www.northampton.gov.uk

Brackmills Industrial Estate BID: www.brackmillsindustrialestate.co.uk

Contact:

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The information contained within this prospectus is believed to be correct at the time of going to press.
Brackmills Industrial Estate BID is a project managed by Partnerships for Better Business Ltd



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