



AVIVA
INVESTORS

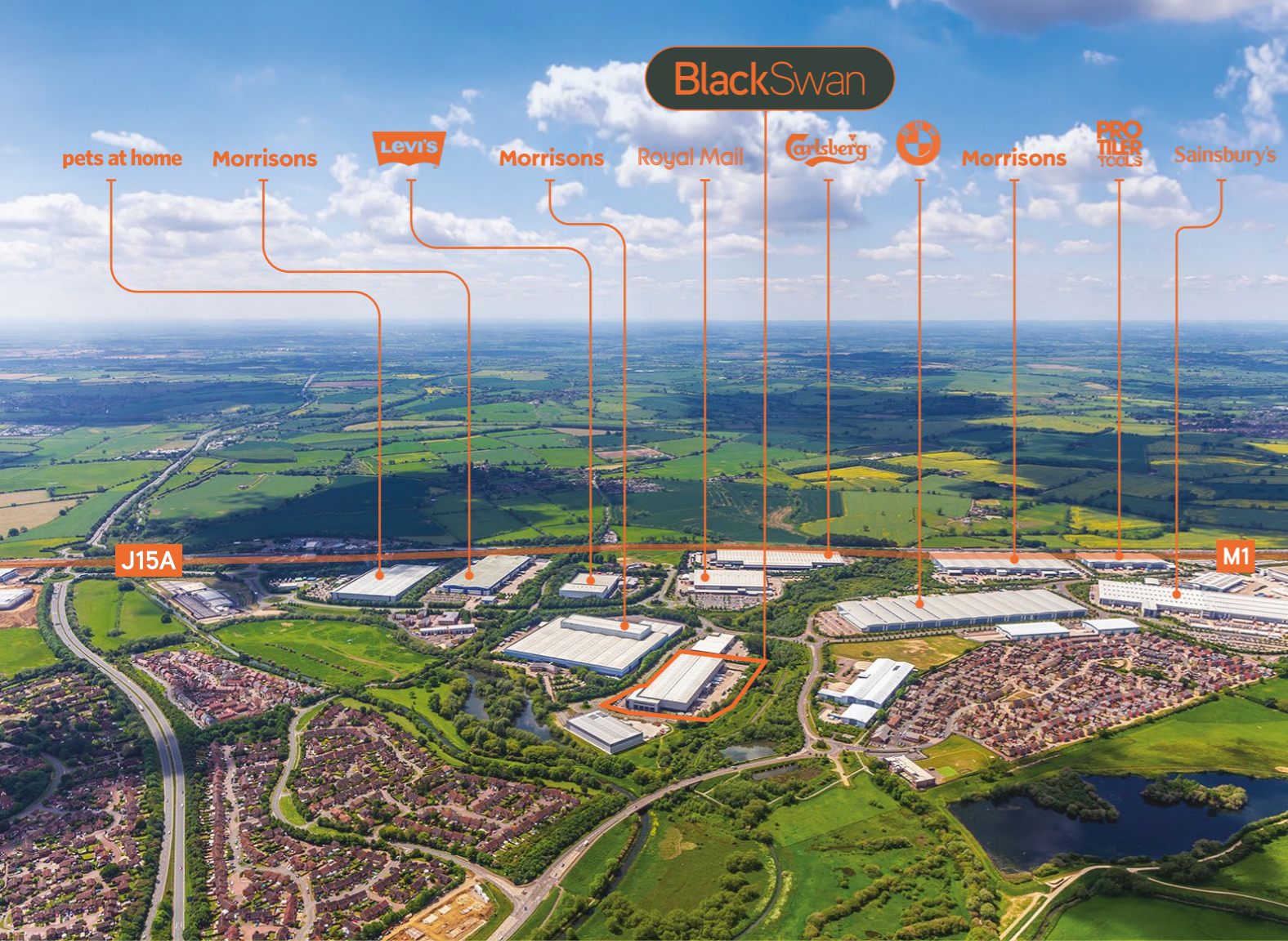
Under
Refurbishment
Available November 2025



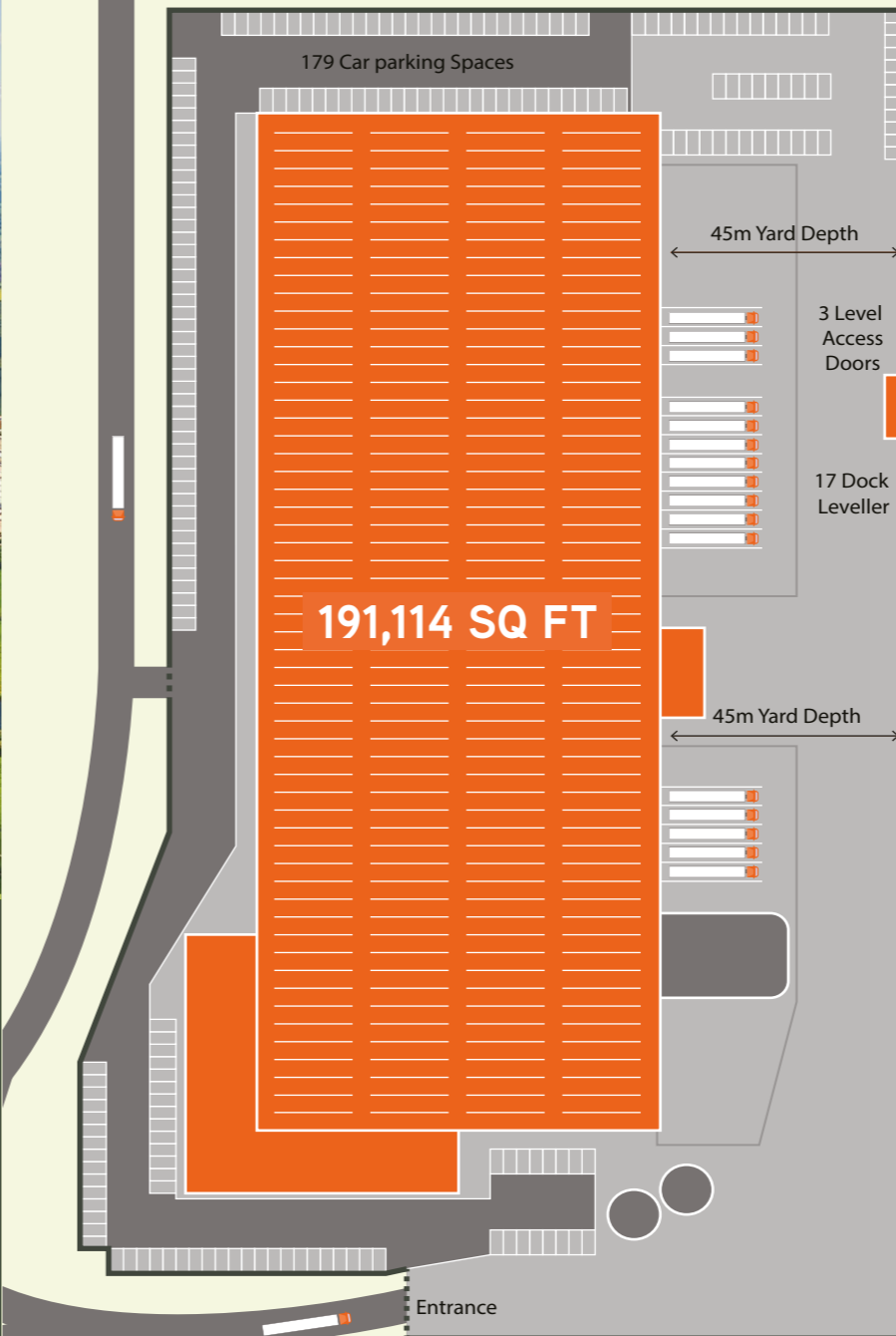
BlackSwan









191,114 Sq Ft (17,755 Sq M)
Modern Fitted Warehouse

Cob Drive, Swan Valley,
Northampton, **NN4 9BB**



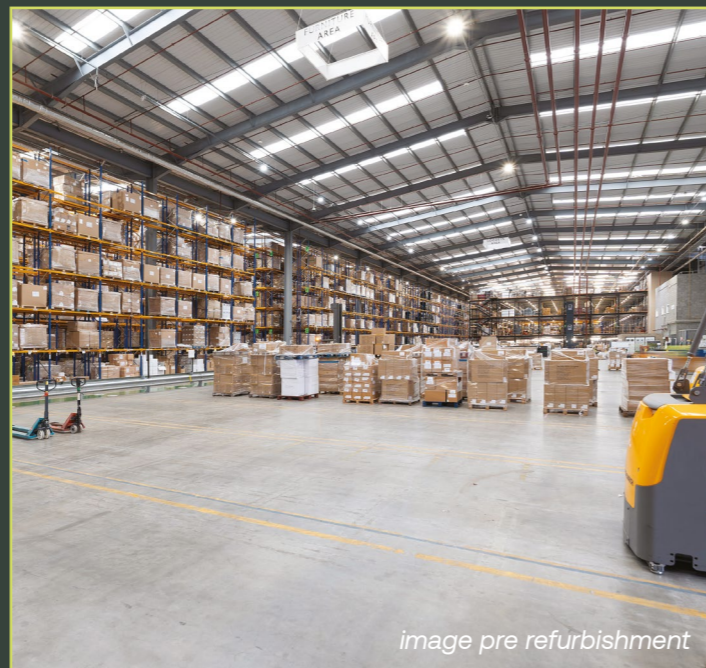
Highly Specified



-  12m Eaves Height
-  45m Yard Depth
-  17 Dock Doors
-  3 Level Access Doors
-  25 HGV Parking Spaces
-  50KN/M2 Floor Loading
-  Sprinkler System
-  LED Lighting
-  Warehouse Welfare Facilities
-  179 Car Parking Spaces
-  Fully Fitted Offices
-  12 Person Passenger Lift

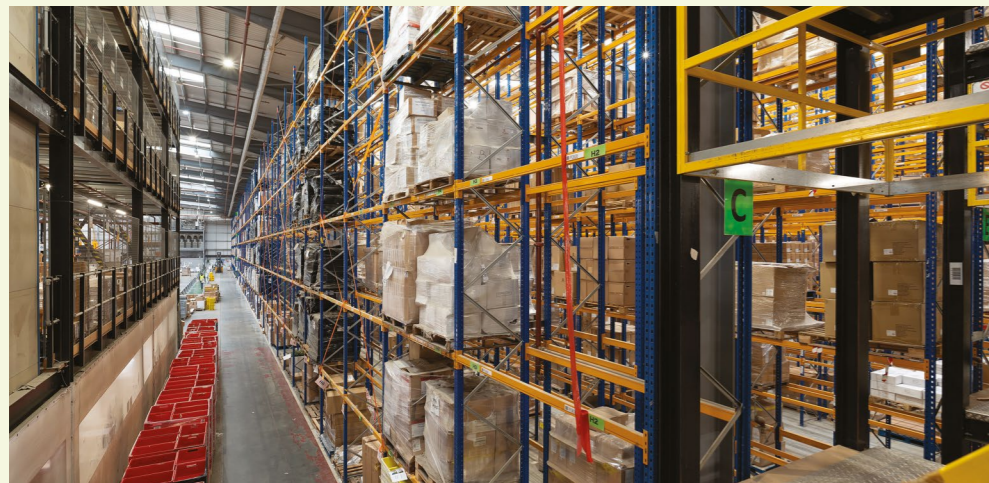
Perfect Proximity to the M1

Black Swan offers 191,114 Sq Ft of highly specified, fitted warehouse accommodation including prominent three storey offices.

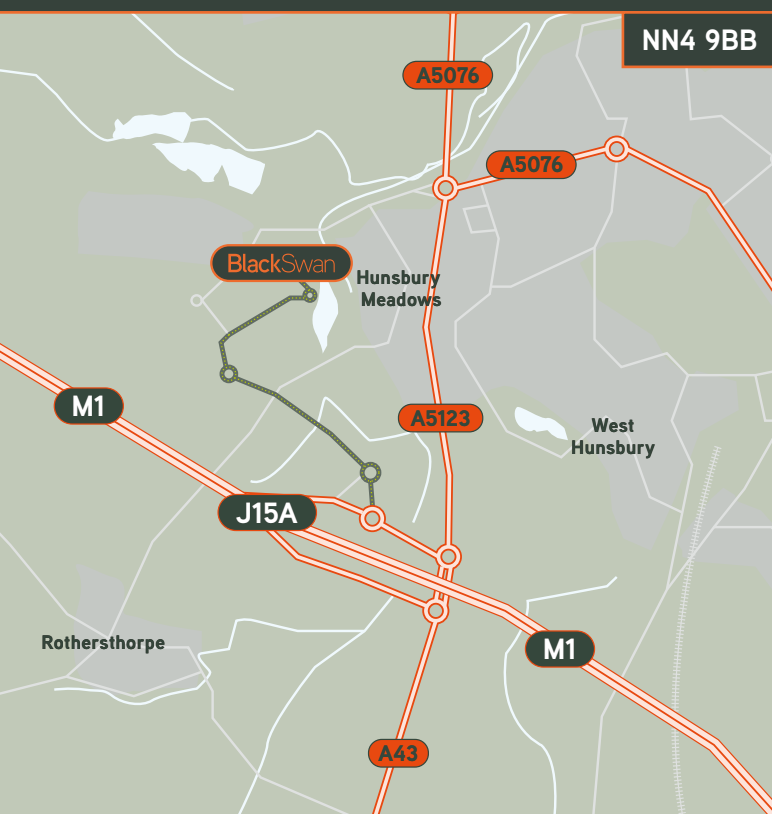
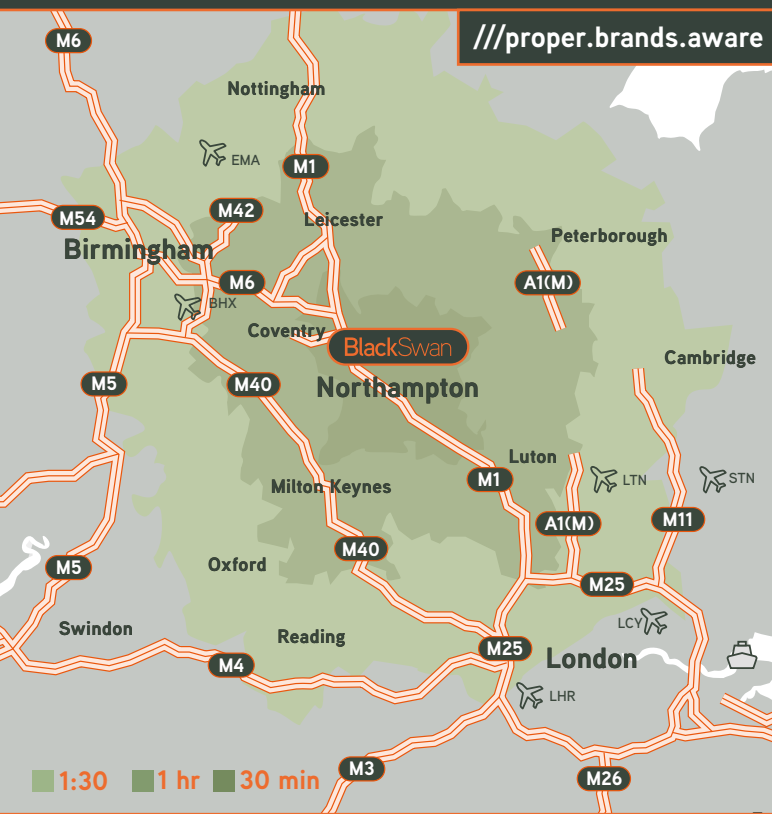


	Sq Ft	Sq M
Warehouse	154,603	14,363
Transport Office	3,993	371
Three Storey Office	31,474	2,924
Gas Store	1,044	97
Total GIA	191,114	17,755





these images are taken pre-refurbishment



Seamless Access

Swan Valley lies adjacent to Junction 15a of the M1 motorway which is one of the UK's most important distribution locations. The Swan Valley development comprises a total of 2.1 million sq ft and occupiers include Levi's, Carlsberg, Morrisons, Royal Mail and Pets at Home. The adjacent Pineham development includes BMW and J Sainsbury as major occupiers.

Car	Miles	Minutes
M1 J15A	0.5	2
Northampton	4	12
Coventry	32	40
Birmingham	53	55
London	67.5	1 hr 20
Bristol	110	2 hrs
Leeds	131	2 hrs 10
Manchester	135	2 hrs 20

Airports	Miles	Minutes
Luton	38	43
Birmingham Int.	47	50
East Midlands	51	51

Ports	Miles	Minutes
London Gateway	92	1 hr 40
Southampton	107	1 hr 50
Felixstowe	125	2 hrs 21
Dover	149	2 hrs 30



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