

BIG SWAN

TO LET - 323,586 SQ FT
J15A M1, SWAN VALLEY
NORTHAMPTON, NN4 9BF

FULL REFURBISHMENT WITH
EXTENSIVE ESG INITIATIVES

AVAILABLE SEPTEMBER 2026



YOU'RE IN BIG COMPANY AT BIG SWAN.

Big Swan is an industrial / logistics unit undergoing comprehensive refurbishment, including extensive ESG-focused initiatives. Due to be available for occupation from September 2026, offering high-quality, modern accommodation within an established Midlands logistics location. The building provides large-scale, efficient space suited to a wide range of industrial and distribution occupiers, with a specification designed to support modern operational requirements.

Strategically located within Swan Valley, Big Swan benefits from immediate access to Junction 15A of the M1, delivering excellent connectivity to the UK's principal north-south motorway network and the wider Midlands logistics market. The property also offers extensive yard provision and servicing, combined with access to a substantial local labour pool, making it a compelling opportunity for occupiers seeking well-connected, ready-to-occupy logistics space.



SPREAD YOUR WINGS AT BIG SWAN.

Big Swan provides approximately **323,586 sq ft** of high-quality warehouse accommodation arranged around a large, secure site. The main warehouse offers an efficient big-box configuration with, generous yard depths and operational flexibility.

Adjacent to the warehouse, there is a further plot of approximately 1.96 acres. This offers secure concrete hardstanding, providing valuable supplementary external accommodation suitable for storage, parking, or operational support uses.

AREA	SQ FT	SQ M
Warehouse	286,505	26,616
Main Office	14,871	1,382
Hub Office	1,903	177
Enclosed Canopies	19,919	1,850
Gatehouse	388	36
TOTAL (GIA)	323,586	30,061

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Solar PV Panels
- 

Roof Level Sprinkler System
- 

85M & 45M Yard Depths
- 

Target EPC A & BREEAM Excellent
- 

1.96 Acre Additional Yard
- 

2 Level Access Doors
- 

36 Dock Loading Doors
- 

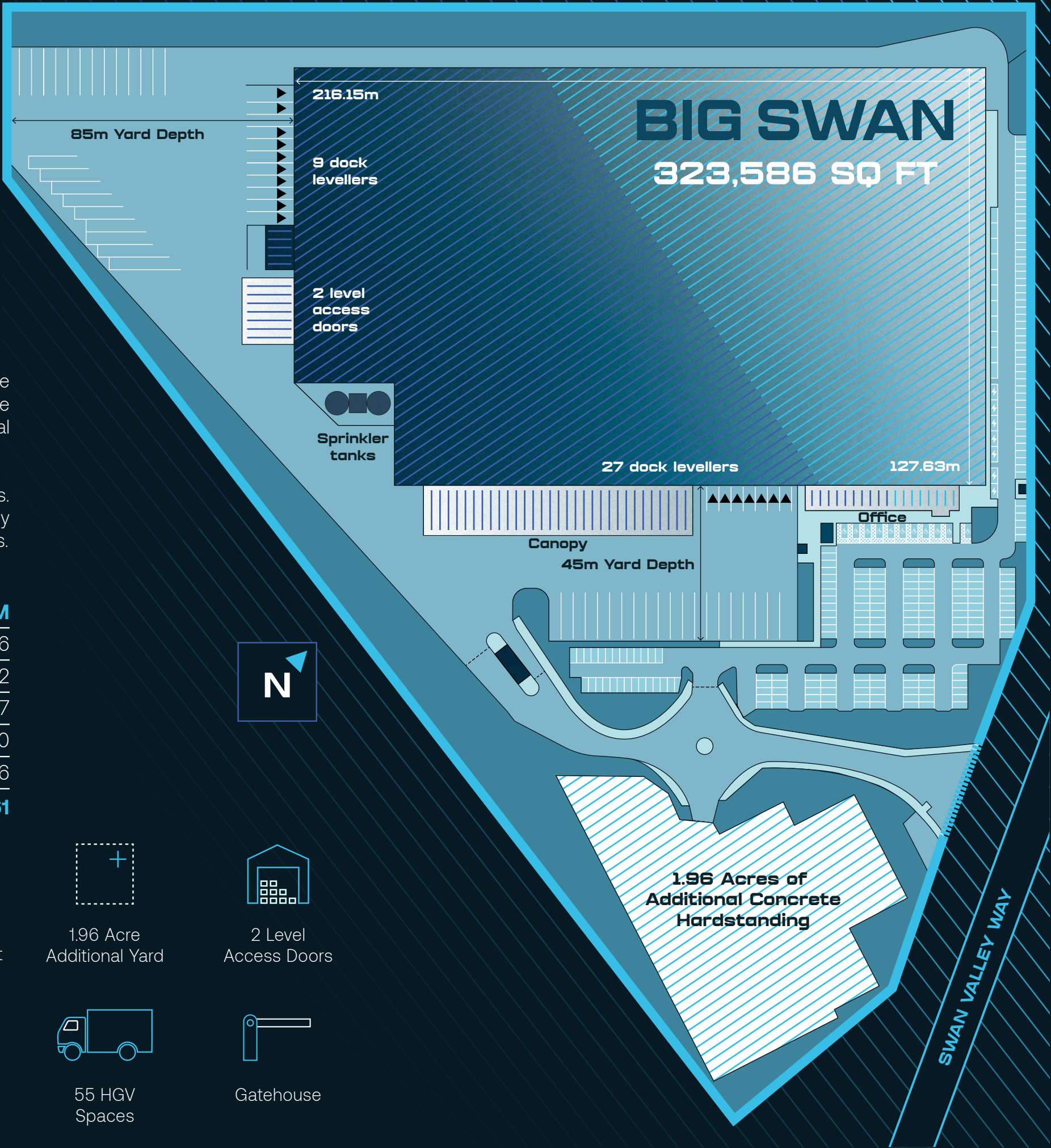
LED Lighting to Warehouse
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Minimum 12M Clear Internal Height
- 

Car Parking, Including EV Charging
- 

55 HGV Spaces
- 

Gatehouse



BIG SWAN





PV PANELS

THE UNIT WILL BENEFIT FROM PV PANELS WHICH PROVIDE DIRECT GREEN ENERGY.



LED LIGHTING

ENERGY EFFICIENT LED LIGHTING USED THROUGHOUT THE BUILDING.



TARGETING BREEAM EXCELLENT

A HIGH STANDARD OF SUSTAINABLE BUILDING PERFORMANCE.



EV CHARGING

CHARGE ELECTRIC VEHICLES QUICKLY AND EASILY WITH OUR STATE-OF-THE-ART CHARGING STATIONS.



TARGETING EPC A

AMONG THE HIGHEST ENERGY EFFICIENCY RATINGS FOR BUILDINGS.



FULL DECARBONISATION

INCREASING WAREHOUSE EFFICIENCIES FOR OCCUPIERS.

**MORE
EFFICIENT.
MORE
SAVINGS.**





Big Swan is located within Swan Valley, one of Northampton’s most established logistics and industrial locations, strategically positioned adjacent to **Junction 15A of the M1 motorway**.

The site provides immediate access to the UK’s primary north–south transport corridor, with excellent onward connections to the A43 and the wider Midlands road network, making it an ideal base for regional and national distribution operations.

ROADS	MINUTES	MILES	AIR	MINUTES	MILES	RAIL FREIGHT	MINUTES	MILES
A43	1	0.1	Luton	40	37.2	NSRFI (Northampton Gateway)	7	3.6
M1 J15A	1	0.2	Birmingham	50	45.8	DIRFT (Daventry)	20	17.5
A45	7	3	East Midlands	50	51.4	EMG (East Midlands Gateway)	35	20.6
A5	16	7.3	Heathrow	1hr 10m	67			
M6	20	19.3						
A14	28	27						





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FURTHER INFORMATION



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