

Swan Valley

BUSINESS & INNOVATION CENTRE

SWAN VALLEY | M1 J15A | NORTHAMPTON

www.swanvalleyinnovationcentre.co.uk

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

HERON HOUSE

CONTACTS

FOR SALE / TO LET



DESIGN & BUILD OPPORTUNITIES FROM 5,000 - 22,200 sq ft

Ben Coleman



David Grove/James Hill



Richard Baker/Ian Harman



Swan Valley

BUSINESS & INNOVATION CENTRE

SWAN VALLEY | M1 J15A | NORTHAMPTON

www.swanvalleyinnovationcentre.co.uk

HOME

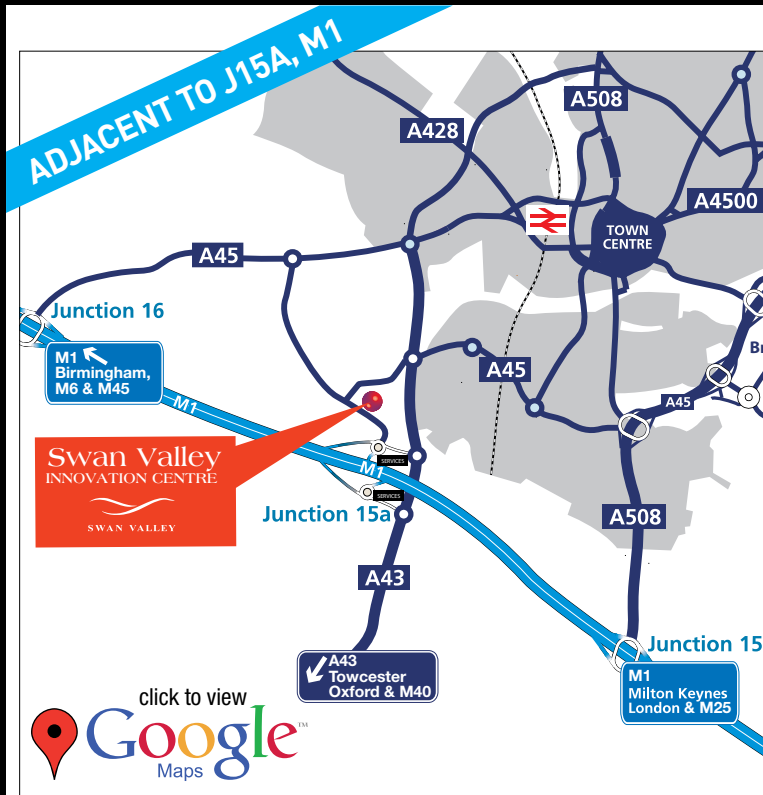
LOCATION

DESCRIPTION

ACCOMMODATION

HERON HOUSE

CONTACTS



LOCATION

Swan Valley Business and Innovation Centre is ideally situated to the south west of Northampton, off junction 15a of the M1 motorway. It's strategic location puts a working population of 1.1 million within an hour's drive time. Luton Airport and Birmingham International are both under an hour away, with Heathrow an hour and 10 minutes away.

The Business and Innovation Centre is part of the Swan Valley/Pineham Development which has consent for B1, B2 and B8 uses together with hotel and ancillary accommodation. Current occupiers include Morrisons, Levi Strauss, Carlsberg Tetley and Sainsbury's.

| | |
|---------------|----------|
| MILTON KEYNES | 18 miles |
| COVENTRY | 32 miles |
| BIRMINGHAM | 53 miles |
| LONDON | 66 miles |
| LUTON | 34 miles |



Ben Coleman



David Grove/James Hill



Richard Baker/Ian Harman



Swan Valley

BUSINESS & INNOVATION CENTRE

SWAN VALLEY | M1 J15A | NORTHAMPTON

www.swanvalleyinnovationcentre.co.uk

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

HERON HOUSE

CONTACTS



DESCRIPTION

Phase 2 leasehold and freehold design & build opportunities from **5,000 - 22,200 sq ft**

A high specification is maintained throughout the development. All buildings offer flexible, quality office accommodation with a self contained identity for each occupier.

There is generous car parking and roads built to adoptable standards.

Ben Coleman



David Grove/James Hill



Richard Baker/Ian Harman



Swan Valley

BUSINESS & INNOVATION CENTRE

SWAN VALLEY | M1 J15A | NORTHAMPTON

www.swanvalleyinnovationcentre.co.uk

HOME

LOCATION

DESCRIPTION

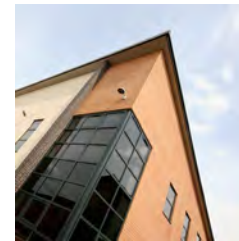
ACCOMMODATION

HERON HOUSE

CONTACTS



bespoke
offices
individually
designed



Ben Coleman



David Grove/James Hill



Richard Baker/Ian Harman



Swan Valley

BUSINESS & INNOVATION CENTRE

SWAN VALLEY | M1 J15A | NORTHAMPTON

www.swanvalleyinnovationcentre.co.uk

HOME

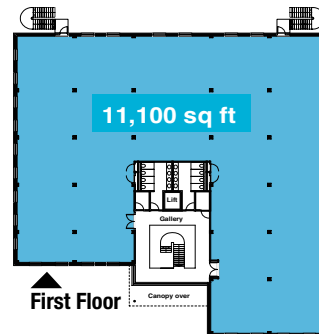
LOCATION

DESCRIPTION

ACCOMMODATION

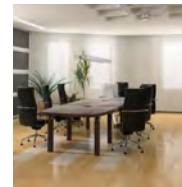
HERON HOUSE

CONTACTS



Heron House provides a total of 22,200 sq ft. It is available as a single unit or can be subdivided to suit specific requirements.

- Flexible open plan office space
- BREEAM: very good
- Comfort cooling throughout
- Kitchenette / staff facilities
- Fully accessible raised floors
- Carpeted throughout
- Suspended ceilings
- 97 car parking spaces



bespoke
offices
individually
designed



Ben Coleman



David Grove/James Hill



Richard Baker/Ian Harman





Swan Valley

BUSINESS & INNOVATION CENTRE

SWAN VALLEY | M1 J15A | NORTHAMPTON

www.swanvalleyinnovationcentre.co.uk

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

HERON HOUSE

CONTACTS

TERMS

The properties are available on either a freehold or leasehold basis on terms by negotiation.

LEGAL COSTS

Each party will be responsible for their own costs incurred in the transaction.

VAT

All terms quoted will attract VAT at the standard rate.

CONTACTS

For further information, please contact the joint sole agents

Ben Coleman



www.bencolemanassociates.co.uk

ben@bencolemanassociates.co.uk

David Grove/James Hill



01604 664366

www.lsh.co.uk

dgrove@lsh.co.uk

jhill@lsh.co.uk

Richard Baker/Ian Harman



richardbaker@prop-search.com

ianharman@prop-search.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Designed and produced by Tom Wells Associates 03/14.