

The logo for ALCHEM1 features a stylized yellow triangle to the left of the word "ALCHEM1" in a bold, white, sans-serif font. The background of the entire image is a photograph of a large, modern industrial distribution unit with a white facade and blue accents, set against a clear blue sky.

ALCHEM1

CRICK | J18 M1

**NEW 196,268 SQ FT
DISTRIBUTION UNIT
FRONTING J18, M1
AVAILABLE NOW**

NN6 7SL

M1 OF A KIND

WELCOME TO ALCHEMI - A NEW DISTRIBUTION OPPORTUNITY FRONTING THE M1 AT JUNCTION 18.

New 196,268 sq ft distribution unit



A highly visible location fronting the M1



0.2 miles from M1, J18 and 4.4 miles from the M1/M6 interchange



98% of UK population accessible within 4.5hrs



Situated within the Golden Triangle



Built to Grade A specification



Only 1 mile from Daventry International Rail Freight Terminal



J18

M1





ONE
M1 **GHTY**
FINE OPPORTUNITY

Alchemi offers a new 196,268 sq ft purpose built distribution centre in a prime logistics location.

Offering Grade A distribution space situated directly on Junction 18 of the M1, adjacent to Daventry International Rail Freight Terminal. Access to the entire UK motorway network is swift and easy. In an industry where time is everything this is an unrivalled opportunity for any logistics business.



Sainsbury's

DAVENTRY INTERNATIONAL
RAIL FREIGHT TERMINAL

TESCO

TESCO



INGRAM

TESCO



A5

Junction 19
M1/M6/A14
Interchange
4.4 miles

18



M1



Junction 17
M1/M45
Interchange
2.5 miles

A428

SACHS



◀ M1 J18 0.2 miles

ELDON WAY

Car Park (138 spaces)

Two Storey Offices

**NEW 196,268 SQ FT
DISTRIBUTION UNIT
AVAILABLE NOW**

93M

186.5M

DC
Offices

Possible
Alternative
Access

4No. Level Entry door
30M

10No. Dock Levellers
(4No. double deckers)

14No. Dock Levellers

4No. Level Entry door

Gatehouse
& Barriers

25M
turning
circle

48M

Service Yard

79M

60 No. Trailer Parking

Pump
House

Sprinkler
Tank

M1

WAREHOUSE	179,589 sq ft	16,684 sq m
OFFICES	12,273 sq ft	1,140 sq m
HUB/DC OFFICE	4,152 sq ft	386 sq m
GATEHOUSE	254 sq ft	24 sq m
TOTAL GROSS INTERNAL AREA	196,268 sq ft	18,234 sq m

MIDDLE OF THE ROAD? NO CHANCE!

WAREHOUSE

- 12.5m clear internal height
- 24 dock level loading doors
- 8 level access doors
- Floor Loading 50kN/m²
- 79m maximum yard depth
- 60 trailer parking spaces
- 138 car parking spaces
- Gatehouse security
- Secondary access available

OFFICE

- Two storey Grade A accommodation
- Suspended ceilings
- LG7 lighting
- Raised access floors
- Targeting BREEAM 'Very Good' standard
- EPC Rating: A
- Incoming Power Supply 750 kVA

COMMITMENT & EXPERTISE

Legal & General Property is a UK Specialist Real Estate Fund Manager established in 1971, whose success is built on a solid foundation of core principles. It launched The Industrial Property Investment Fund in 1997 which invests primarily in good quality, predominately multi-let estates as well as distribution warehouses and has become one of the largest industrial landlords in the UK.

Graftongate was established in 2001 and is one of the UK's leading developers of Industrial, Logistics and Business space. It has a strong track record of delivering turn-key projects for a wide range of leading UK and International companies in partnership with UK Institutions.



UNLIMITED ACCESS

TO THE UK AND BEYOND

Access to 98% of the British population (85% of the UK) within 4.5 hours drive-time



Directly on J18, M1 for M25/London to the South and Leeds/Scotland to the North



Improved M6/A14 interchange just 4.4 miles for Birmingham, the North and East Coast Ports

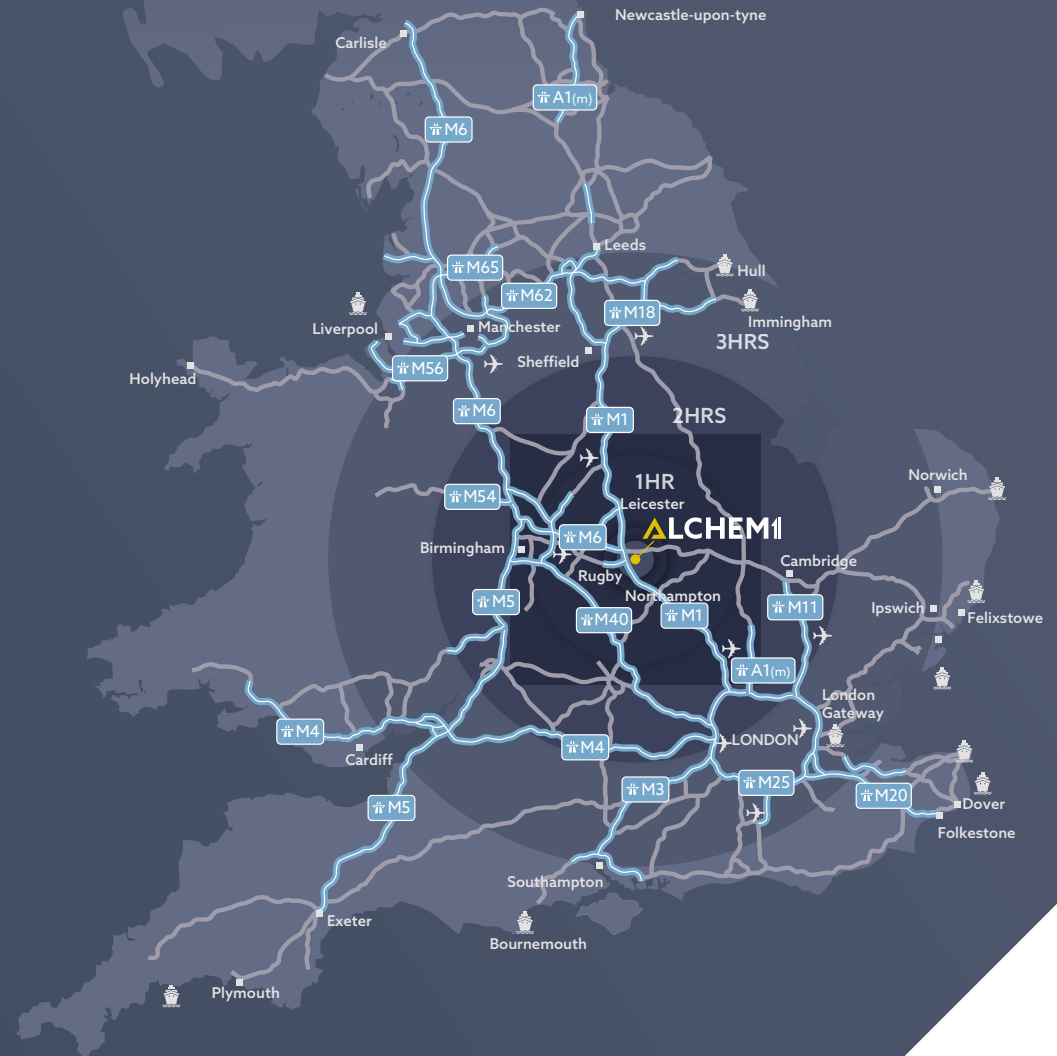
1 mile from Daventry International Rail Freight Terminal

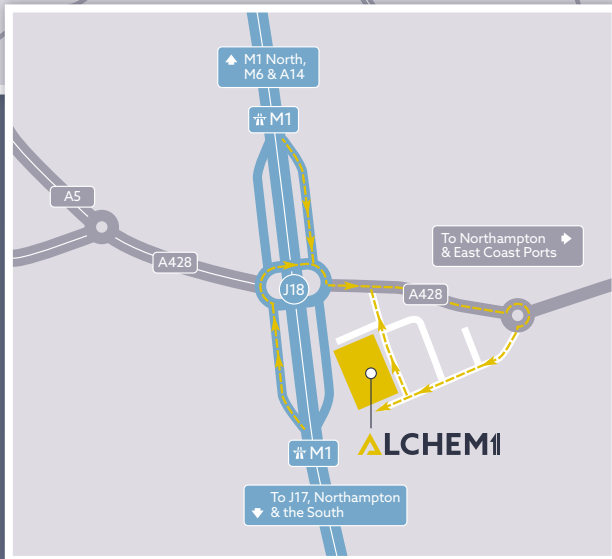
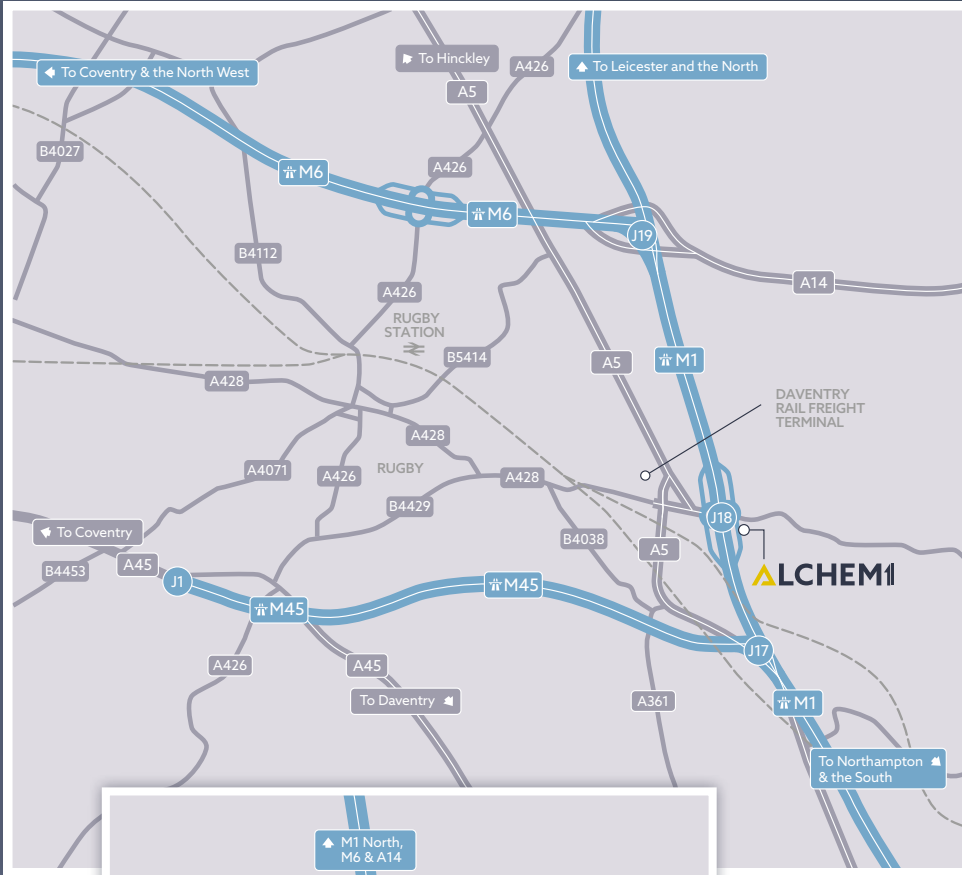


1 hour HGV Drivetime to East Midlands Airport, Britain's largest dedicated air freight hub



Easy access to Felixstowe Port via the A14





SAT NAV: NN6 7SL

0.2 Miles

M1 Junction 18

1 Miles

Daventry International Railfreight Terminal

4.4 Miles

M1/M6/A14 Interchange Junction 19

16 Miles

Northampton

20 Miles

Coventry

22 Miles

Leicester

37 Miles

East Midlands Airport

38 Miles

Birmingham

87 Miles

London

119 Miles

Manchester

133 Miles

Felixstowe

Source: www.ukhaulier.co.uk

ALCHEM1

A DEVELOPMENT BY:



GRAFTONGATE

AGENTS:



DAVID WILLMER
david.willmer@gva.co.uk
0121 236 8236
0121 609 8302



CARL DURRANT
carl.durrant@eu.jll.com
0121 643 6440

ED COLE
ed.cole@eu.jll.com
0207 399 5387



TOM KIMBELL / ROB RAE
tom.kimbell@avisonyoung.com
024 7663 6888

ALCHEMI-CRICK.CO.UK

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