

AVAILABLE  
FOR OCCUPATION  
Q4 2025

# QUATTRO

RAUNDS, NN9 6EQ

## NEW INDUSTRIAL/ LOGISTICS UNITS

10,650 TO 117,050 SQ FT  
(989 – 10,874 SQ M)



SUSTAINABLE  
DESIGN



ENHANCED  
SPECIFICATION



UNDER  
CONSTRUCTION  
NOW

# A TRUE LOGISTICS LOCATION

Quattro Raunds is the latest, premier industrial and logistics development on the A45 corridor. The scheme comprises four new build units that are perfectly placed to satisfy occupier demands.

With strategic links to the A14 and M1 Motorway, connectivity across Northamptonshire as well as the East of England has never been better. Northampton, Kettering, Wellingborough

and Corby are all within 20 miles, whilst Cambridge is only 38 miles away.

The scheme has been designed to accommodate enhanced specifications and includes various sustainable initiatives that are of critical importance to our stakeholders. Units will be finished to the highest standards and occupiers can expect best-in-class facilities.

Detailed planning consent was secured in 2021 and construction started in August 2024 on the major new access works.



# Q10

## ENHANCED SPECIFICATION



FIBRE CONNECTIVITY



10 CYCLE SPACES



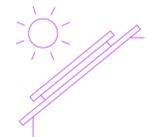
BREEAM "EXCELLENT"



EPC "A" RATING



2 EV CHARGING POINTS



PV PANELS



SUSTAINABLE MATERIALS

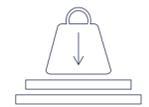


ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

## SPECIFICATION



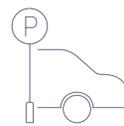
2 SURFACE LEVEL DOORS



50 KN/m2 FLOOR LOADING



110 kVA POWER SUPPLY



10 CAR PARKING SPACES



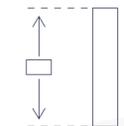
GRADE A OPEN PLAN FIRST FLOOR OFFICES



SECURE YARD



28M YARD DEPTH



8M CLEAR INTERNAL HEIGHT

## ACCOMMODATION

Q10	SQ FT	SQ M
WAREHOUSE	8,900	827
FIRST FLOOR OFFICE (INCLUDING GROUND FLOOR CORE)	1,750	163
<b>TOTAL GIA</b>	<b>10,650</b>	<b>989</b>



# Q40

## ENHANCED SPECIFICATION



FIBRE CONNECTIVITY



20 CYCLE SPACES



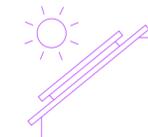
BREEAM "EXCELLENT"



EPC "A" RATING



4 EV CHARGING POINTS



PV PANELS



SUSTAINABLE MATERIALS



ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

## SPECIFICATION



4 DOCK LEVEL DOORS



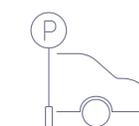
1 SURFACE LEVEL DOOR



50 KN/m2 FLOOR LOADING



320 kVA POWER SUPPLY



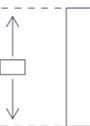
45 CAR PARKING SPACES



GRADE A OPEN PLAN FIRST FLOOR OFFICES



SECURE YARD WITH 50M YARD DEPTH



10M CLEAR INTERNAL HEIGHT

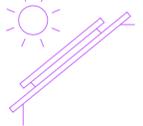
## ACCOMMODATION

Q40	SQ FT	SQ M
WAREHOUSE	37,000	3,437
FIRST FLOOR OFFICE (INCLUDING GROUND FLOOR CORE)	3,700	344
<b>TOTAL GIA</b>	<b>40,700</b>	<b>3,781</b>

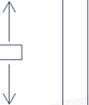


# Q80

## ENHANCED SPECIFICATION

-  FIBRE CONNECTIVITY
-  32 CYCLE SPACES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  4 EV CHARGING POINTS
-  PV PANELS
-  SUSTAINABLE MATERIALS
-  ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

## SPECIFICATION

-  8 DOCK LEVEL DOORS
-  2 SURFACE LEVEL DOORS
-  50 KN/m2 FLOOR LOADING
-  620 kVA POWER SUPPLY
-  73 CAR PARKING SPACES
-  TWO STOREY GRADE A OPEN PLAN OFFICES
-  SECURE YARD WITH 50M YARD DEPTH
-  12M CLEAR INTERNAL HEIGHT

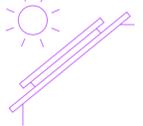
## ACCOMMODATION

Q80	SQ FT	SQ M
WAREHOUSE	73,100	6,791
FIRST FLOOR OFFICE (INCLUDING GROUND FLOOR CORE)	7,300	678
<b>TOTAL GIA</b>	<b>80,400</b>	<b>7,469</b>

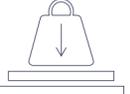
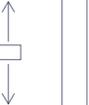


# Q117

## ENHANCED SPECIFICATION

-  FIBRE CONNECTIVITY
-  40 CYCLE SPACES
-  BREEAM "EXCELLENT"
-  EPC "A" RATING
-  6 EV CHARGING POINTS
-  PV PANELS
-  SUSTAINABLE MATERIALS
-  ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

## SPECIFICATION

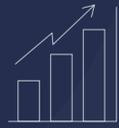
-  10 DOCK LEVEL DOORS
-  2 SURFACE LEVEL DOORS
-  50 KN/m2 FLOOR LOADING
-  900 kVA POWER SUPPLY
-  110 CAR PARKING SPACES
-  TWO STOREY GRADE A OPEN PLAN OFFICES
-  SECURE YARD WITH 50M YARD DEPTH
-  12M CLEAR INTERNAL HEIGHT

## ACCOMMODATION

Q117	SQ FT	SQ M
WAREHOUSE	111,500	10,359
GROUND FLOOR & FIRST FLOOR OFFICES	5,550	516
<b>TOTAL GIA</b>	<b>117,050</b>	<b>10,874</b>



# STRENGTH IN NUMBERS



## ECONOMICALLY ACTIVE

62.3% of the population are economically active in Raunds compared to 57.5% in the East Midlands and 58.6% nationally. (6,252 excluding full time students).



## £643.50

Gross Weekly Pay £643.50 (North Northamptonshire) compared to £640.20 in East Midlands, and £682.60 in Great Britain.



## POPULATION

81.4% of the population are within working age and the population in Raunds has increased by 1.7% since the 2011 census.



## POPULATION DENSITY

Raunds has a population density of 380.4 usual residents per square kilometre in comparison with 312.4 in the east midlands and 433.5 nationally.



## £16.40

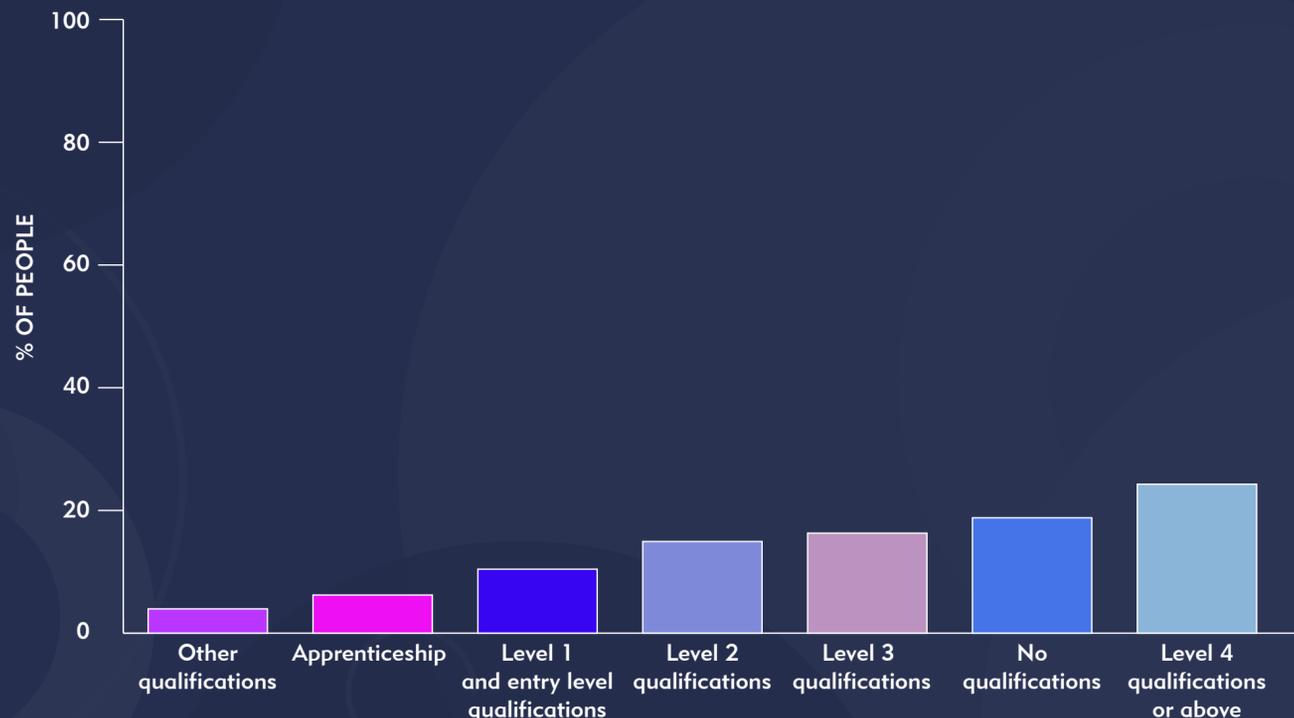
Average hourly pay of £16.40 (North Northamptonshire) compared to £17.49 in Great Britain.



## 85%

85% of the UK population live within a 4.5 hour drive time (56.5 million people).

## HIGHEST LEVEL OF QUALIFICATION (289,186 RESIDENTS)



# PERFECTLY LOCATED FOR BUSINESS

Located in Northamptonshire, Raunds is a leading industrial and logistics location that is strategically positioned on the A45.

This in turn provides direct access to the A14 and M1 Motorway, as well as excellent links to nearby centres such as Northampton, Kettering, and Corby.

Quattro is prominently located immediately adjacent to the A45, and opposite the established Warth Park. Nearby local amenities also include a BP service station, McDonald's restaurant, and Asda supermarket.

Due to the superb transport links and a strong labour supply many local, regional, and national occupiers have already chosen to locate here.

Local occupiers include:

Whirlpool

DSV

HOWDENS

dpd

exertis

müller

AVERY

Local occupier - DPD



QUATTRO, RAUNDS



repeat.brink.quiz



Local petrol filling station



bp

McDonald's

LONDON ROAD, RAUNDS, NN9 6EQ

# STRATEGICALLY POSITIONED

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POSTCODE: NN9 6EQ



85%

85% of the UK population live within a 4.5 hour drive time (56.5 million people).

## DRIVE TIMES

Raunds	1 mile	4 mins
Kettering	12 miles	20 mins
Northampton	18 miles	26 mins
Peterborough	24 miles	39 mins
Cambridge	38 miles	52 mins
Birmingham	57 miles	1h 14 mins

## MOTORWAYS

A14	3 miles	7 mins
A1(M)	15 miles	16 mins
M1	21 miles	26 mins
M6	33 miles	35 mins
M11	45 miles	51 mins

## AIRPORTS

Cambridge City	39 miles	49 mins
Luton	55 miles	1hr 11 mins
Birmingham	60 miles	1hr 4 mins
Stansted	62 miles	1hr 12 mins
East Midlands	68 miles	1hr 7 mins

## RAIL FREIGHT

Northampton Gateway	21 miles	29 mins
DIRFT	38 miles	48 mins
Hams Hall	63 miles	1hr 9 mins
East Midlands Gateway	66 miles	1hr 11 mins
West Midlands Interchange	83 miles	1hr 25 mins

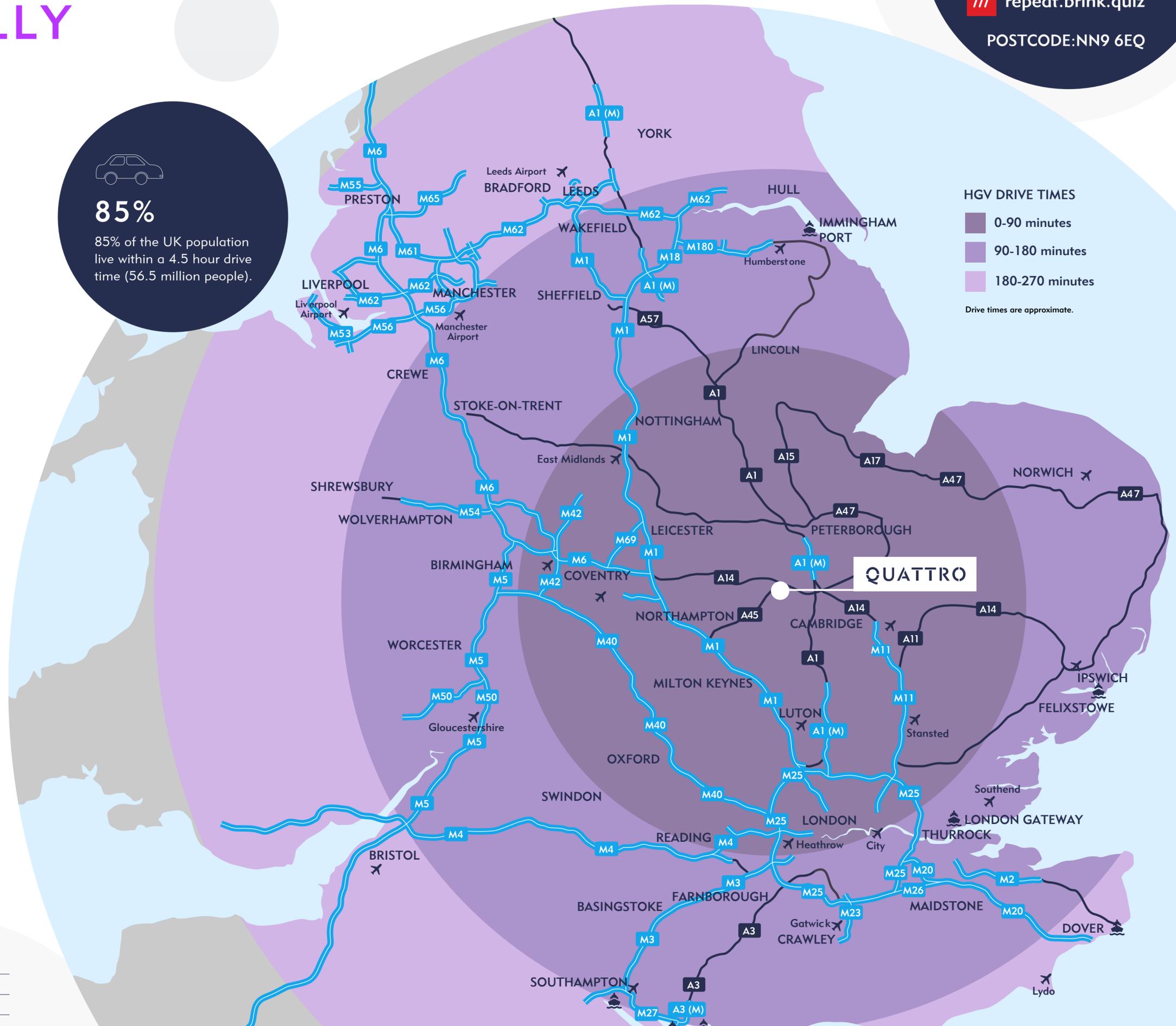
## RAIL CONNECTIONS

Wellingborough Train Station	18 mins
Kettering Train Station	21 mins
Corby Train Station	34 mins

## HGV DRIVE TIMES

- 0-90 minutes
- 90-180 minutes
- 180-270 minutes

Drive times are approximate.



# SUSTAINABILITY AT ITS HEART



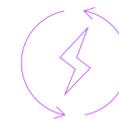
## BREEAM "EXCELLENT"

The units will be built to achieve BREEAM "Excellent" certification. Hillwood and our consultants are committed to including the maximum amount of sustainable enhancements possible at each of our schemes.



## ENERGY PERFORMANCE (EPC)

Units at Raunds will achieve an EPC A rating.



## ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



## ELECTRIC VEHICLE (EV) CHARGING

The units will provide EV charging spaces on completion, as well as providing ducting to enable further spaces to be constructed in the future.



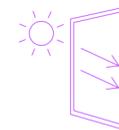
## ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



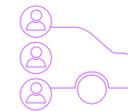
## GREEN ENVIRONMENT & SOCIAL WELL-BEING

Raunds has a range of walkways, bridle paths, lakes and green spaces offering staff a pleasant and natural external environment.



## NATURAL DAY- LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



## CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



## PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels will be provided under the base build, whilst the roof will be structurally designed to support panels across the entirety so the occupier can add more as they wish.



## CYCLE PARKING

Covered cycles spaces and shower facilities will be provided.

# HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions

has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

## "PROACTIVE, PROFESSIONAL, AND PASSIONATE"

"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

### Richard Ford

Director - Project Management and Engineering and Real Estate  
Crown Packaging Manufacturing UK Ltd.



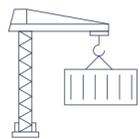
### BEST IN CLASS

Development team, technical team, and consultants.



### 5M SQ FT

Committed from 2025 onwards.



### LIVE PROJECTS

In every region of the UK.



### SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



### FOCUSED

Global reach, focused home team.



### AGILE

Private ownership and capital allows quick decisions.



Lightning Park, Huntingdon



Gateway 4, Doncaster

### Recent Occupiers:



### Our Awards:



Central Approach, Bristol



# FURTHER INFORMATION

## PLANNING

The site benefits from detailed planning consent for the proposed scheme with unrestricted B2 and B8 employment uses [Planning Ref: 20/00960/FUL].

## RENT

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease and may be considered for sale, subject to occupier interest.

## TIMING

All four units are under construction now and will be available for occupation in Q4 2025.



# QUATTRO

RAUNDS, NN9 6EQ

## CONTACT

Please contact the retained agents:



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