



QUATTRO

RAUNDS, NN9 6XU

FINAL UNIT
REMAINING

NEW INDUSTRIAL/ LOGISTICS UNIT

117,522 SQ FT (10,918 SQ M)



SUSTAINABLE
DESIGN



ENHANCED
SPECIFICATION



IMMEDIATE
OCCUPATION

WWW.QUATTRORAUNDS.CO.UK

 **HILLWOOD**
A PEROT COMPANY®

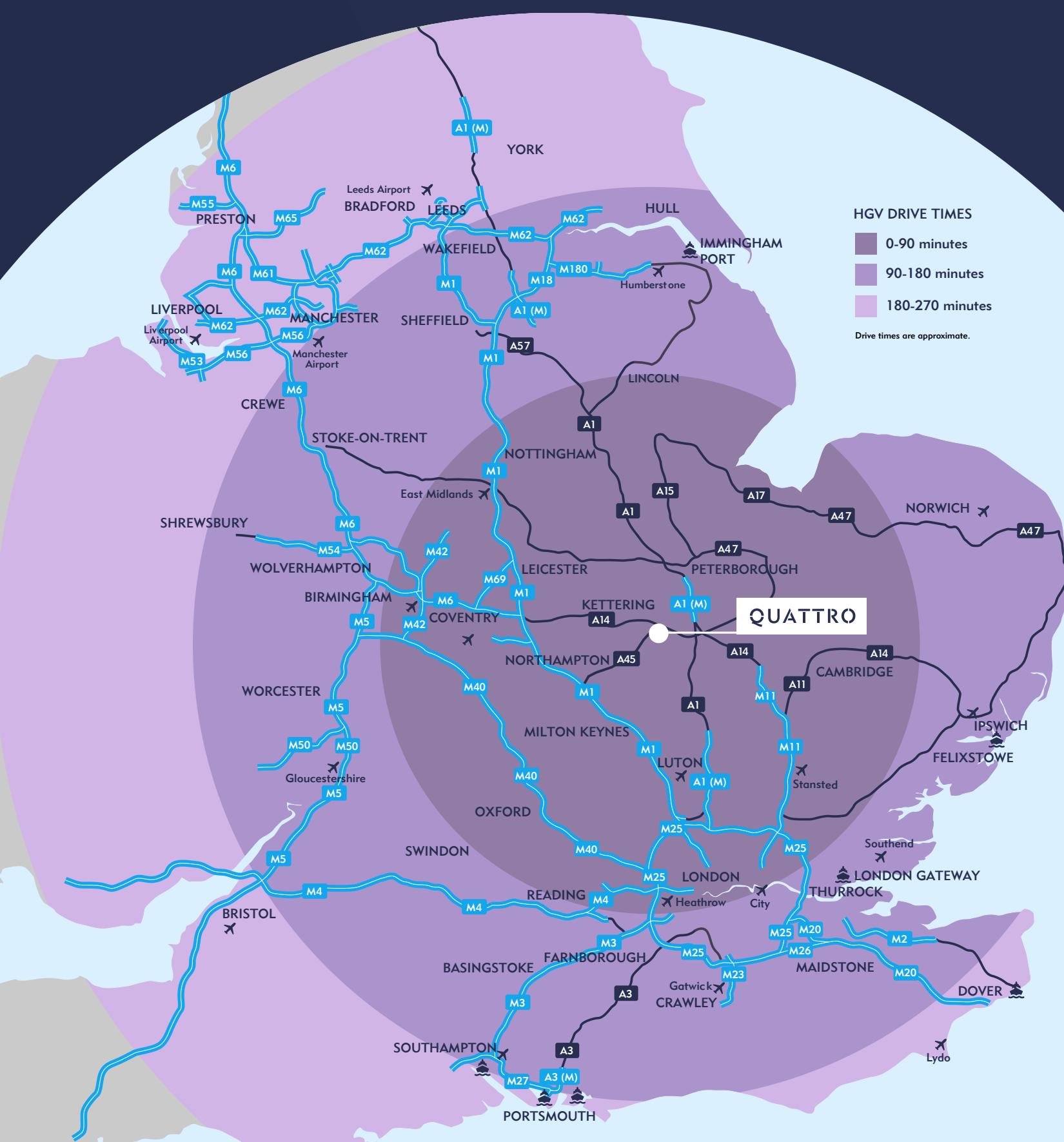
A TRUE LOGISTICS LOCATION

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.

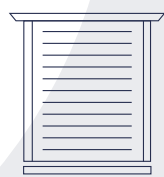
The scheme has been designed to provide enhanced specifications and includes various sustainable initiatives that are of critical importance to Hillwood and our occupiers. Units have been finished to the highest standards so occupiers can expect best-in-class facilities.

The scheme achieved practical completion in February 2026 and Q117 is the final unit available, offering marketing leading specification in a prime distribution location.

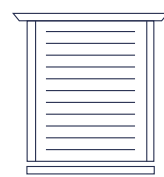


Q117

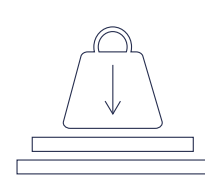
SPECIFICATION



10 DOCK
LEVEL DOORS



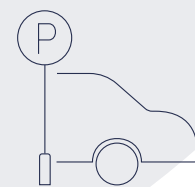
2 SURFACE
LEVEL DOORS



50 KN/m2
FLOOR LOADING



900 KVA
POWER SUPPLY



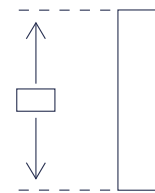
110 CAR PARKING
SPACES



TWO STOREY
GRADE A OPEN
PLAN OFFICES

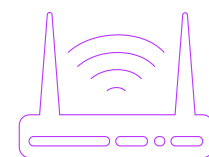


SECURE YARD
WITH 50M YARD
DEPTH

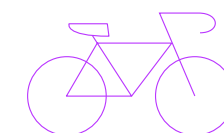


12M CLEAR
INTERNAL HEIGHT

ENHANCED SPECIFICATION



FIBRE
CONNECTIVITY



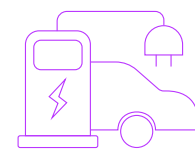
40 CYCLE
SPACES



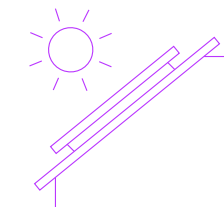
BREEAM
"EXCELLENT"



EPC "A" RATING



6 EV CHARGING POINTS
(DUCTING INSTALLED
FOR ADDITIONAL
FUTURE POINTS)



PV PANELS



SUSTAINABLE
MATERIALS



ENERGY EFFICIENT
HEATING, COOLING,
AND LIGHTING



SITE PLAN



ACCOMMODATION

Q117	SQ FT	SQ M
WAREHOUSE	111,862	10,392.3
GROUND FLOOR & FIRST FLOOR OFFICES	5,660	525.8
TOTAL GIA	117,522	10,918.1

PERFECTLY LOCATED FOR BUSINESS

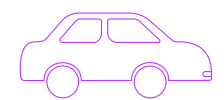
Located in Northamptonshire, Raunds is a leading industrial and logistics location that is strategically positioned on the A45.

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:



DRIVE TIMES

Raunds	1 mile	4 mins
Kettering	12 miles	20 mins
Northampton	18 miles	26 mins
Rugby	39 miles	48 mins
Leicester	40 miles	1h 6 mins
Birmingham	57 miles	1h 14 mins
London	94 miles	1h 50 mins

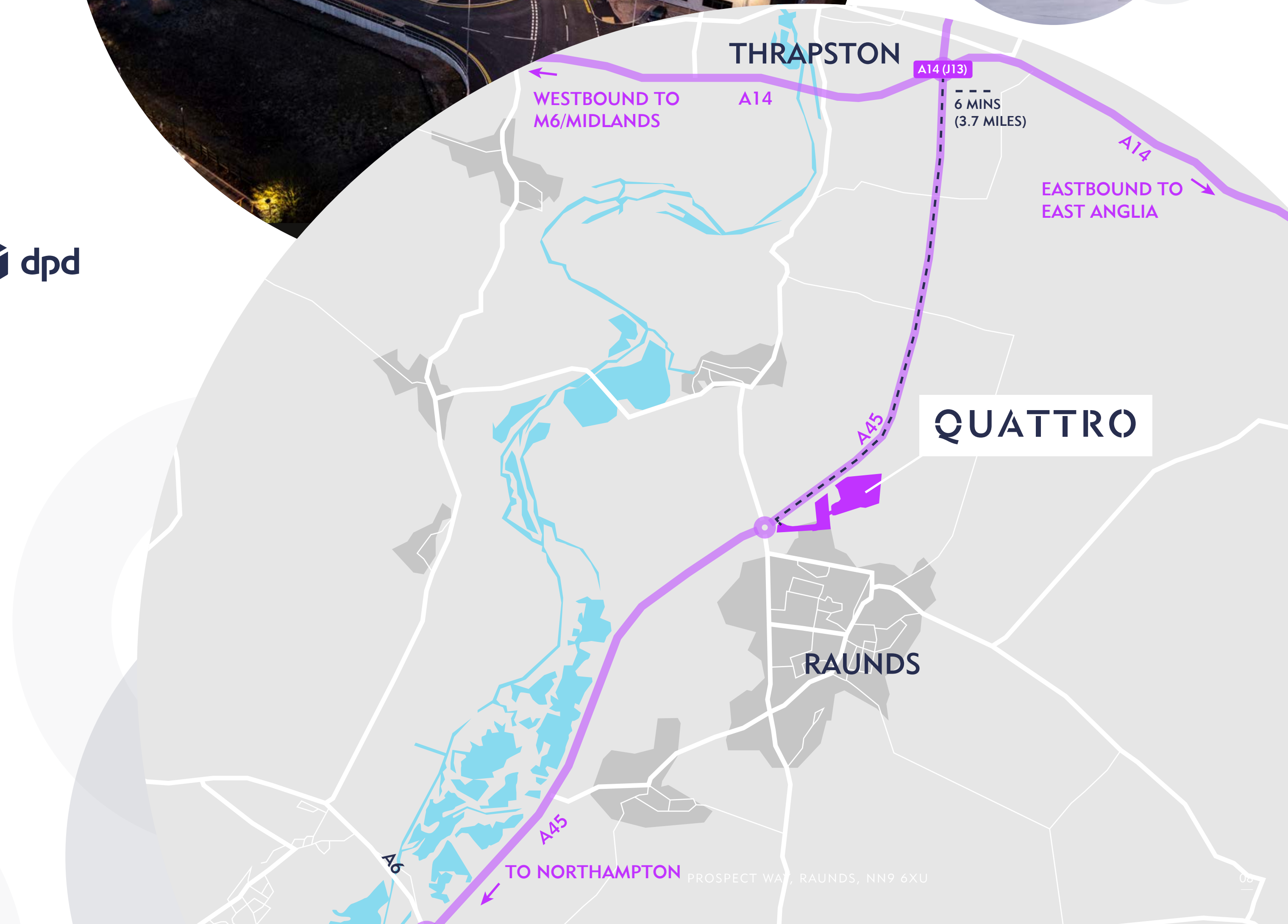


repeat.brink.quiz

POSTCODE: NN9 6XU



Local petrol filling station



FURTHER INFORMATION

PLANNING

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

RENT

Please contact our retained agents for further information.

CONTACT

Please contact the retained agents:



www.m1agency.co.uk
0203 889 1010
0121 726 9050

JONJO LYLES
07388 488 252
jonjo.lyles@m1agency.co.uk

GEORGINA THOMPSON
07793 461 360
georgina.thompson@m1agency.co.uk

KAYLEIGH MASON
07747 486 661
kayleigh.mason@m1agency.co.uk

SOPHIE CORDERY
07825 380 457
sophie.cordery@m1agency.co.uk



BIDWELLS
01223 841 841

PATRICK STANTON
07918 709 399
patrick.stanton@bidwells.co.uk

WALTER SCOTT
07918 081 533
walter.scott@bidwells.co.uk

LUKE DAVENPORT
07912 656 575
luke.davenport@bidwells.co.uk

A DEVELOPMENT BY:



HILLWOOD
A PEROT COMPANY®
www.hillwooduk.com

TENURE

The premises are available by way of a new lease.

IMPORTANT NOTICE M1 Agency and Bidwells give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated September 2026.

Designed by:
Space
Marketing
0161 387 7252

PROSPECT WAY, RAUNDS, NN9 6XU