



TT PARK

OLD TIFFIELD ROAD | TOWCESTER | NN12 6PF



Industrial // Warehouse // Trade Units
Available to Let

3,638 – 15,683 SQ FT

COMPLETION
FEBRUARY 2026



OVER 65% PRE-LET

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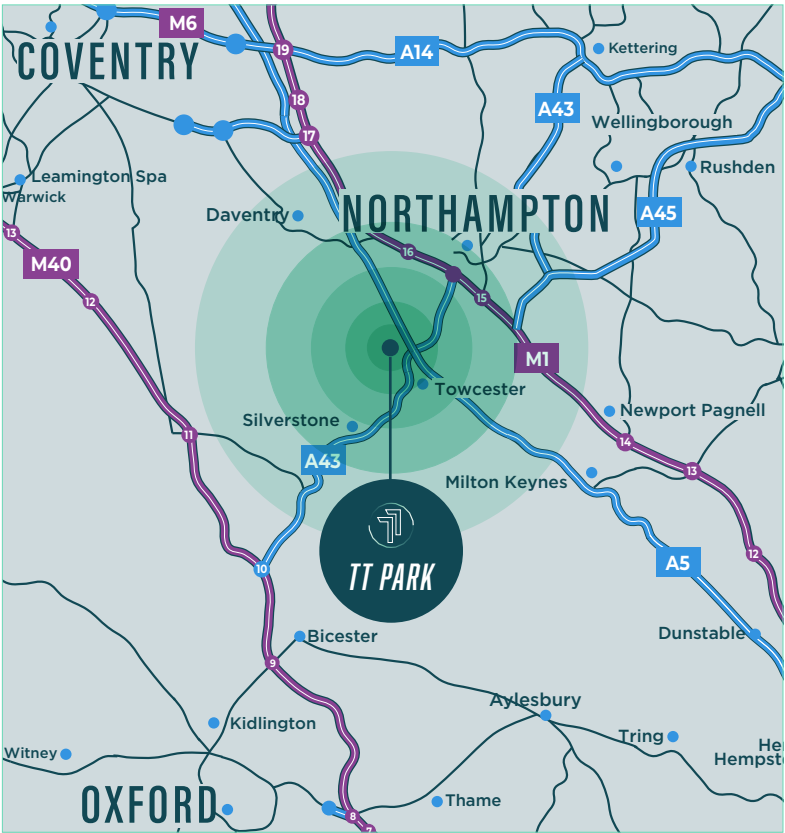
LOCATION

Towcester Trade Park is prominently located on the junction of the A43 and A5 linking the M1 and M40 motorways.

The site is 0.6 miles to the north of Towcester Town Centre, with the immediate location benefiting from some established existing retail and industrial use with occupiers including; Screwfix, Porsche, Sytner Group, Carsa, Towcester Tyre Services, Aldi, B&M and Tesco.

Towcester is well located within the “Golden Triangle” and sits strategically on the A5 and the A43, circa 13 miles to the North of Milton Keynes, 10 miles to the west of Northampton and 14 miles south of Daventry.

The nearest railway connection is Northampton Station within 10 miles servicing London Euston within an hour. Milton Keynes Central Station is 13 miles to the south east also servicing London Euston within 30 minutes.



TOWCESTER ROUNDABOUT
50,000
VEHICLES PER DAY

LOCATION	TIME	DISTANCE
SILVERSTONE CIRCUIT	11 MINS	5.3 MILES
M1 J15A	12 MINS	5.6 MILES
A45	15 MINS	8.6 MILES
NORTHAMPTON	20 MINS	10.0 MILES
MILTON KEYNES	22 MINS	13.0 MILES
M40	35 MINS	18.0 MILES
M45	32 MINS	18.2 MILES
M6 J19	40 MINS	24.0 MILES

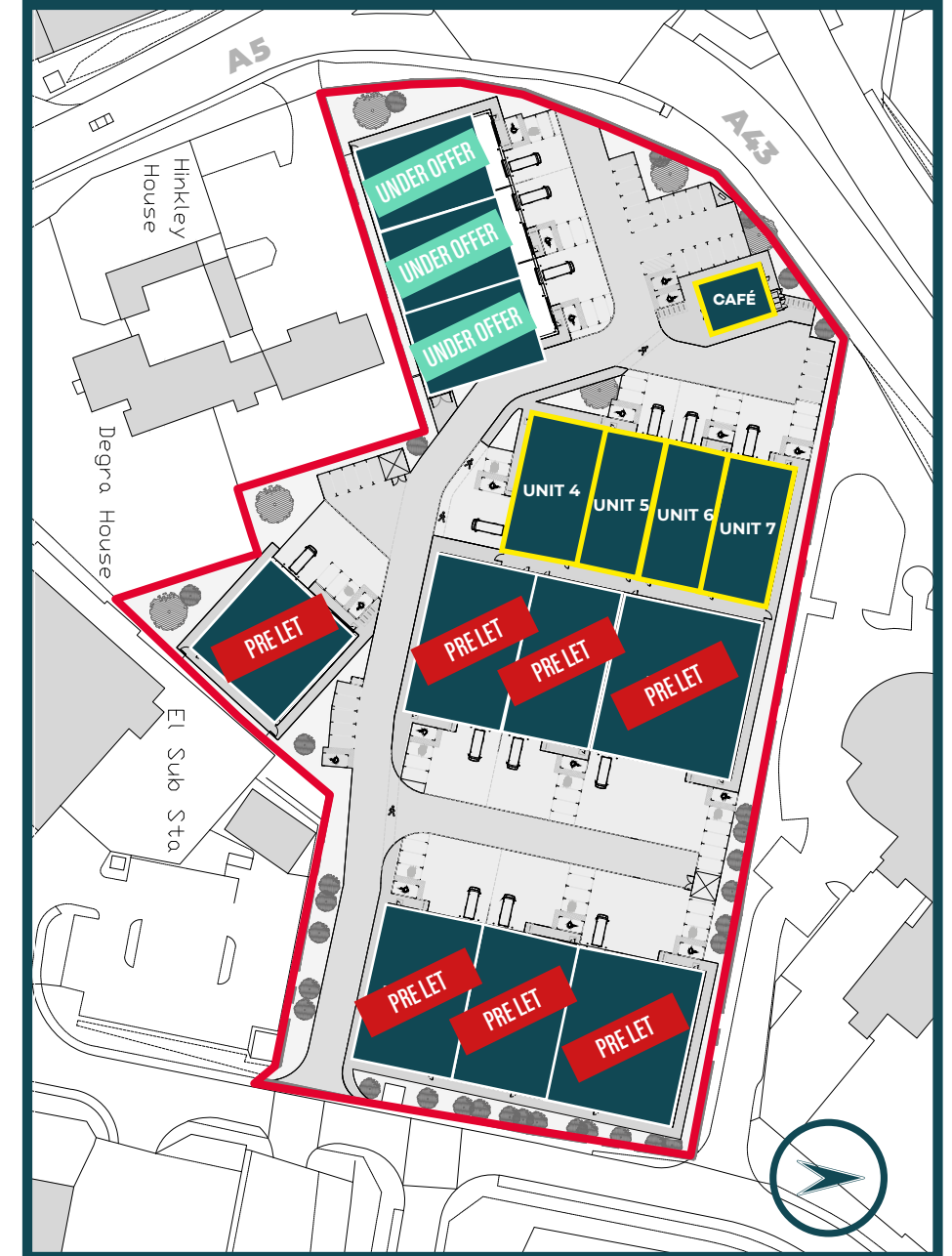


ACCOMMODATION

Available accommodation comprises the following gross external areas (GEA):

	SQ FT	SQ M
UNIT 1		
Warehouse	4,338	403
UNIT 2		
Warehouse	4,220	392
UNIT 3		
Warehouse	4,338	403
CAFÉ (AVAILABLE TO LET)		
Unit	1,475	137
UNIT 4 (AVAILABLE TO LET)		
Warehouse	4,381	407
UNIT 5 (AVAILABLE TO LET)		
Warehouse	3,638	338
UNIT 6 (AVAILABLE TO LET)		
Warehouse	3,703	344
UNIT 7 (AVAILABLE TO LET)		
Warehouse	3,961	368
UNIT 8		
Warehouse	5,791	538
Office (First Floor Only)	1,335	124

	SQ FT	SQ M
UNIT 9		
Warehouse	7,912	605
Office (First Floor Only)	1,152	107
UNIT 10		
Warehouse	6,984	554
Office (First Floor Only)	1,001	93
UNIT 11		
Warehouse	10,897	880
Office (First Floor Only)	1,335	124
UNIT 12		
Warehouse	9,741	782
Office (First Floor Only)	1,324	123
UNIT 13		
Warehouse	7,416	578
Office (First Floor Only)	1,195	111
UNIT 14		
Warehouse	7,772	604
Office (First Floor Only)	1,270	118





UNITS 4-7 PROGRESS AS AT SEPTEMBER 2025



SPECIFICATION



Prominent roadside location



Electric roller shutter door



First floor offices (Units 8-14)



EV charging points



Three phase power



Up to 8m Eaves



EPC 'A'



WC facilities (Units 8-14)



Allocated parking



BREEAM "Excellent"



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DTRE

A joint development by:

TOP ROAD

 **BUCCLEUCH
PROPERTY**

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