



# TT PARK

OLD STATION ROAD | TOWCESTER | NN12 6QU



Industrial // Warehouse // Trade Units  
Available to Let

3,479 – 14,767 SQ FT

AVAILABLE  
NOW



OVER 65% LET

[WWW.TTPARK.CO.UK](http://WWW.TTPARK.CO.UK)



# 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

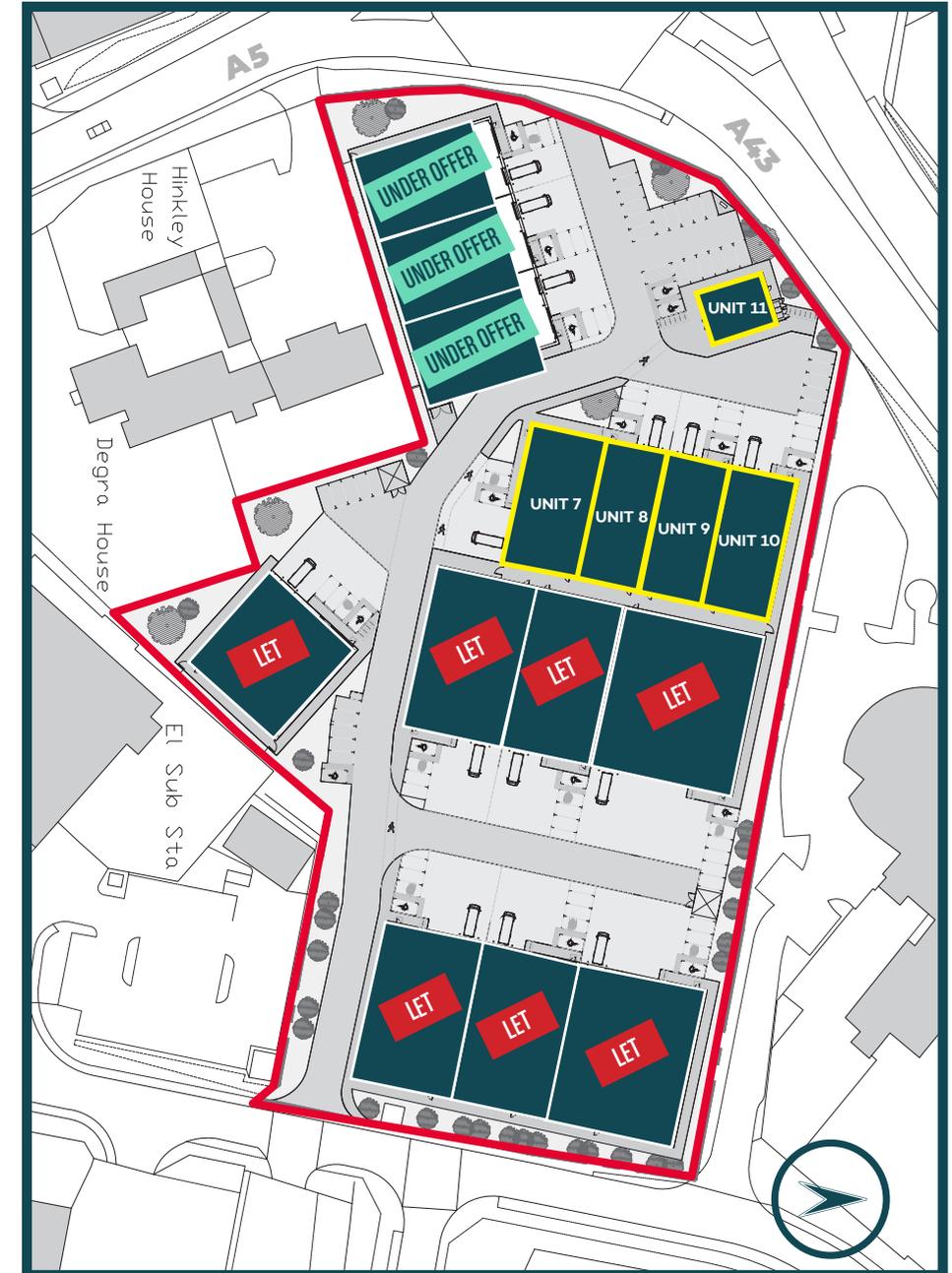


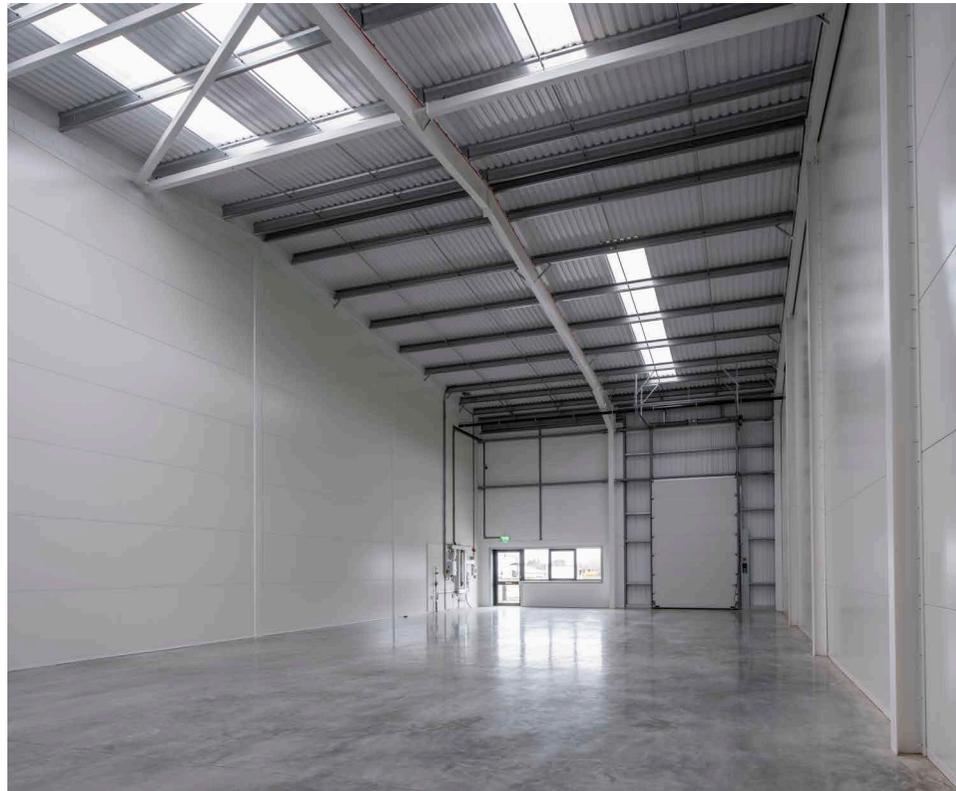
# ACCOMMODATION

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

	SQ FT	SQ M
<b>UNIT 1</b>	7,772	722
Warehouse	7,772	604
Office (First Floor Only)	1,270	118
<b>UNIT 2</b>	7,416	689
Warehouse	7,416	578
Office (First Floor Only)	1,195	111
<b>UNIT 3</b>	9,741	905
Warehouse	9,741	782
Office (First Floor Only)	1,324	123
<b>UNIT 4</b>	10,807	1004
Warehouse	10,807	880
Office (First Floor Only)	1,335	124
<b>UNIT 5</b>	6,964	647
Warehouse	6,964	554
Office (First Floor Only)	1,001	93
<b>UNIT 6</b>	7,664	712
Warehouse	7,664	605
Office (First Floor Only)	1,152	107

	SQ FT	SQ M
<b>UNIT 7 (AVAILABLE TO LET)</b>		
Warehouse	4,061	377.3
<b>UNIT 8 (AVAILABLE TO LET)</b>		
Warehouse	3,479	323.2
<b>UNIT 9 (AVAILABLE TO LET)</b>		
Warehouse	3,535	328.4
<b>UNIT 10 (AVAILABLE TO LET)</b>		
Warehouse	3,692	343.0
<b>UNIT 11 (AVAILABLE TO LET)</b>		
Unit	1,262	117.2
<b>UNIT 12</b>		
Warehouse	4,027	374.1
<b>UNIT 13</b>		
Warehouse	4,042	375.5
<b>UNIT 14</b>		
Warehouse	4,056	376.8
<b>UNIT 15</b>		
Warehouse	7,126	662
Warehouse	5,332	495.3
Office (First Floor Only)	1,182	109.8





# 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"



## CONTACT

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**DTRE**

A joint development by:

**TOP ROAD**



**BUCCLEUCH  
PROPERTY**

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