



# TT PARK

OLD STATION ROAD | TOWCESTER | NN12 6QU



Industrial // Warehouse // Trade Units  
Available to Let

3,641 - 8,000 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 A</b>		
Ground Floor	22,000	2,043.9
<b>UNIT A TOTAL</b>	22,000	2,043.9

	SQ FT	SQ M
<b>UNIT B</b>		
Ground Floor	21,198	1,969.4
First Floor	4,560	423.6
<b>UNIT B TOTAL</b>	25,758	2,393



	SQ FT	SQ M
<b>UNIT 7 (AVAILABLE TO LET)</b>		
Warehouse	4,359	405
<b>UNIT 8 (AVAILABLE TO LET)</b>		
Warehouse	3,641	338.3
<b>UNIT 9</b>		
Warehouse	3,705	344.2
<b>UNIT 10</b>		
Warehouse	3,991	370.8
<b>UNIT 11</b>		
Pod	1,456	135.3
<b>UNIT 12</b>		
Warehouse	4,296	399.1
<b>UNIT 13</b>		
Warehouse	4,215	391.6
<b>UNIT 14</b>		
Warehouse	4,337	402.9
<b>UNIT 15</b>		
Warehouse	7,126	662
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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