



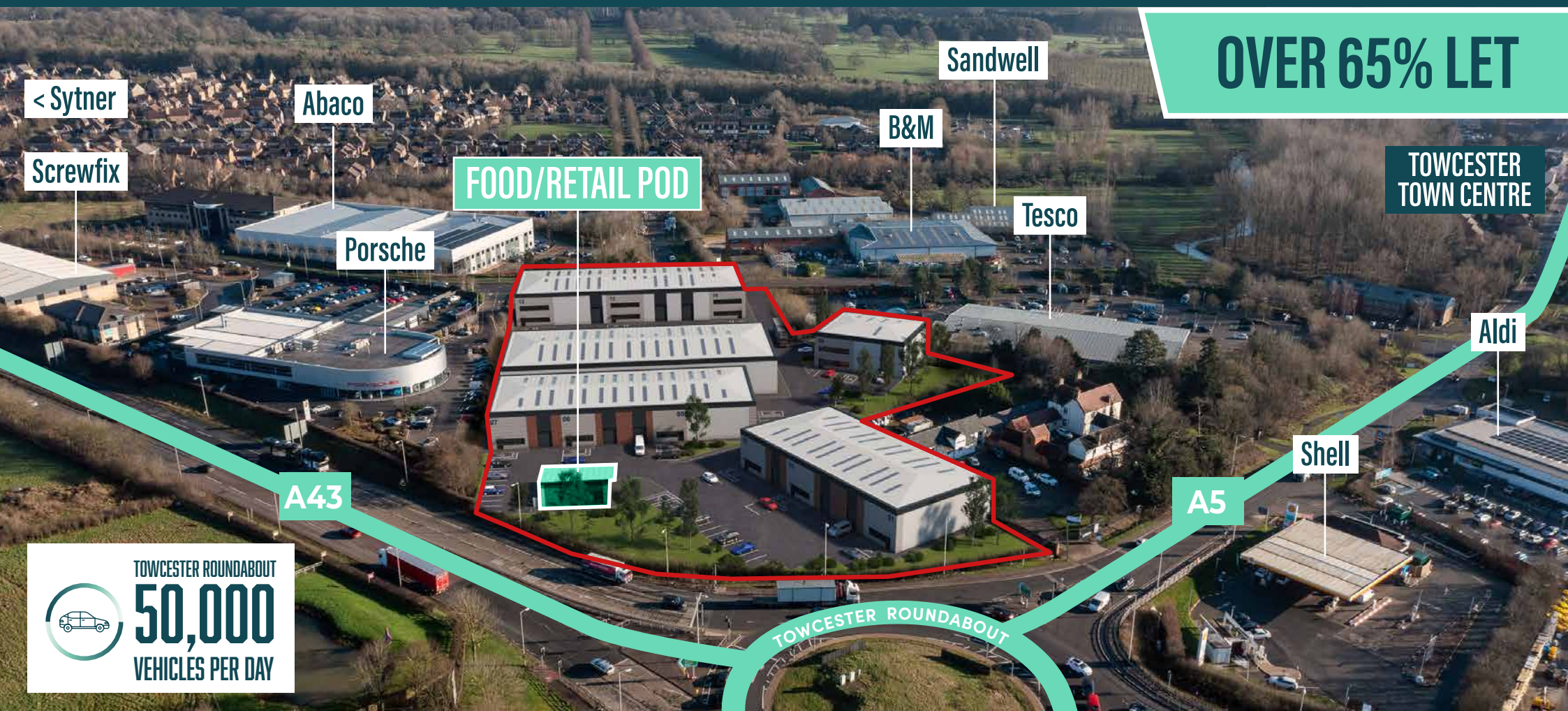
TT PARK

OLD STATION ROAD | TOWCESTER | NN12 6QU

FOOD / RETAIL POD
AVAILABLE TO LET

1,456 SQ FT

AVAILABLE
NOW



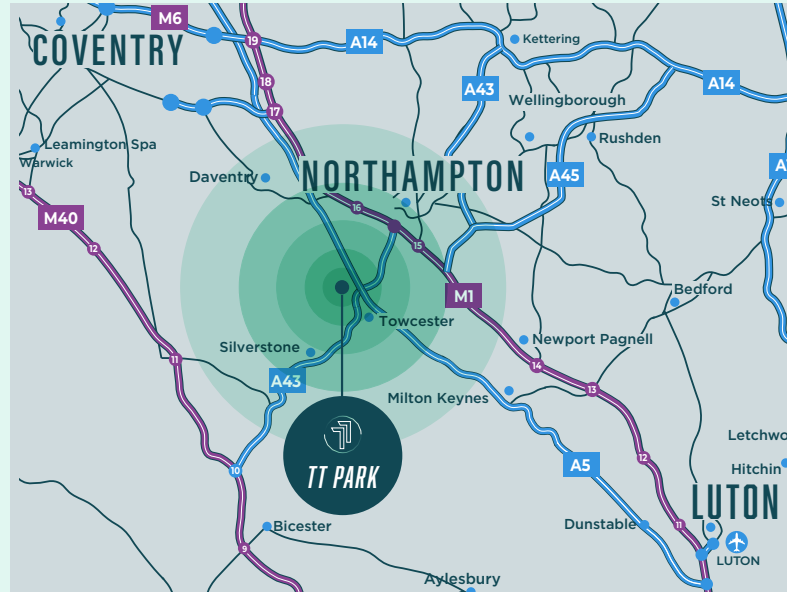
OVER 65% LET

TOWCESTER ROUNDABOUT
50,000
VEHICLES PER DAY

LOCATION

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

The site is located directly off Old Station Road with direct frontage on to the main A43/A5 roundabout. Adjacent occupiers include Porsche, Sytner Group, Screwfix, Aldi, B&M and Tesco. The unit will be delivered as part of a brand new 80,000 sq ft trade park development. Towcester benefits from an affluent catchment and has been identified as a high growth town with its population expected to double in the next 15 years.



**IN EXCESS OF 600 EMPLOYEES
WITHIN A QUARTER OF A MILE
OF TT PARK**

SIZE AND USE

The unit extends to a ground floor of 1,456 sq ft with the ability for storage at the upper level as part of the occupier fit out. The planning consent allows for a variety of uses including café, restaurant, hot food takeaway and retail.

SPECIFICATION



Prominent roadside location



EPC 'A'



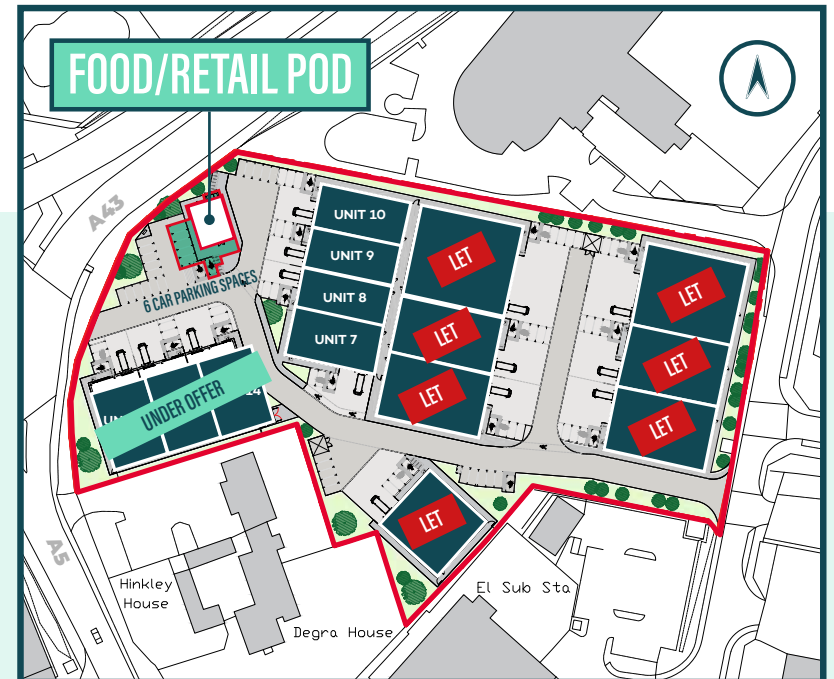
5 parking spaces plus 1 disabled



EV charging points



BREEAM "Excellent"





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DTRE

A joint development by:

TOP ROAD

**BUCCLEUCH
PROPERTY**

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