

LAST AVAILABLE UNIT

NEW BUILD



UNIT 7

Industrial // Warehouse // Trade Unit

AVAILABLE TO LET

4,359 SQ FT (405 SQ M)

WWW.TTPARK.CO.UK



TT PARK

OLD STATION ROAD | TOWCESTER | NN12 6QU



LOCATION

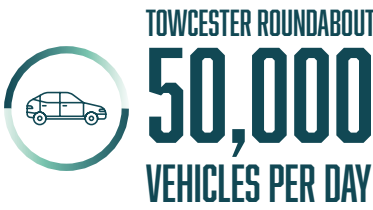
Towcester Trade Park is prominently located on the junction of the A43 and A5 linking the M1 and M40 motorways.

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.



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

UNIT 7 : SPECIFICATION



Prominent roadside location



Electric roller shutter door



EPC 'A+'



EV charging points



Three phase power



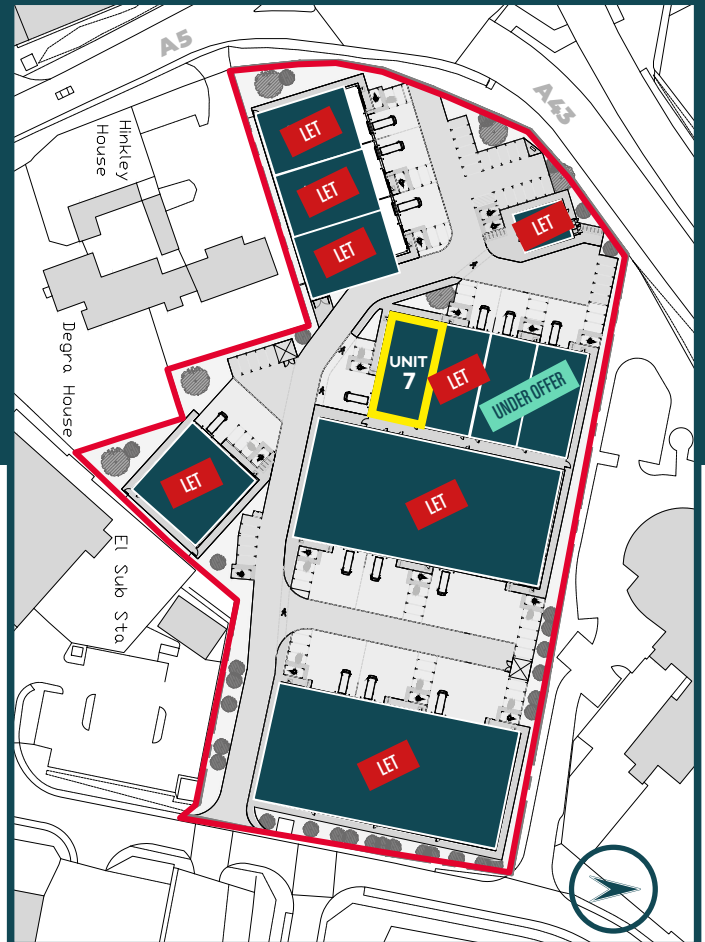
8m eaves



Allocated parking



BREEAM "Excellent"



RENT

Rent on application.

SERVICE CHARGE

There is an estate service charge payable. Please contact the agents for more information.

BUSINESS RATES

The property has a Rateable Value of £36,750. Please contact the Local Authority for confirmation of Rates Payable.

CONTACT

Duncan Batty
M: +44 (0)7766 426 625
E: cduncan.batty@berrys.uk.com

BERRYS

Jamie Durrant
M: +44 (0)7341 661 962
E: jamie.durrant@dtre.com

DTRE

A joint development by:

TOP ROAD



BUCCLEUCH
PROPERTY

Misrepresentation Act:

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Produced by Designworks.