



INDICATIVE CGI



TOWCESTER
PARK

Planning Consent Obtained
On Site Infrastructure Has Commenced

Delivering the right formula for **success.**

TOWCESTER, NORTHAMPTONSHIRE [NN12 6HP](#)

1.1m sq ft of Design and
Build Opportunities, with
largest single unit of
470,000 sq ft

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Find the right solution.

Towcester Park is an outstanding new logistics site from IM Properties, offering design and build opportunities up to 1.1m sq ft with single units available up to 470,000 sq ft.

Positioned immediately adjacent to the A43, Towcester Park occupies a prime location with fast access to the M1 (J15a – 6 miles) or the A5 (J16 – 11 miles). The M40 (J10) is also just 18 miles away.



6 MILES
TO M1 J15A



18 MILES
TO M40 J10



90%
OF UK POPULATION
WITHIN 4 HOURS
DRIVE TIME



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**1.1m
Sq ft**
+
**Net
Zero
Ready**

=
**The
perfect
solution.**



Working closely with the lead contractor and supply chain team, IM Properties will be delivering Towcester Park as net zero ready.

This will mean carbon emissions from the building's product and construction stages are zero by using a range of reduction measures alongside the use of high quality carbon offsets for residual emissions. The buildings will also be designed and constructed to optimise operational energy and carbon performance, giving occupiers the opportunity to achieve net zero operation through appropriate renewable energy procurement as defined by the UK Green Building Council.

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Units at Towcester Park will benefit from the following features as part of the base specification:



BREEAM
EXCELLENT



TARGET EPC
RATING A



LED LIGHTING
TO OFFICES



LOW-WATER
USE TAPS



LOW-FLUSH
VOLUME WCS



LOCALLY SOURCED
PLANTING
FOR LANDSCAPED AREAS
WHERE AVAILABLE



EV CHARGING
POINTS INSTALLED + SMART
ENABLED INFRASTRUCTURE
FOR FUTURE BATTERY
ENERGY STORAGE SYSTEMS



10-15%
ROOFLIGHTS TO
WAREHOUSE



SOLAR PVs
20% PANEL INSTALLATION
AND FUTURE READY DESIGN



AIR TIGHTNESS
ABOVE MINIMUM
BUILDING REGULATION



TIMBER
FROM FSC
MANGED SOURCES



CARPETS MADE FROM
**RECYCLABLE
YARNS**



KICKSTART

A development of small units directed towards the SME market and businesses looking to occupy space from 13,500 – 22,000 sq ft.

Multiple choice.

Towcester Park offers flexible design and build solutions to meet the needs of your business, with outline planning permission in place for units from 50,000 sq ft to 470,000 sq ft. Provision has been made for amenity space at the entrance to the site, and a new junction will be constructed, offering immediate access to the A43.

Reserve matters have been submitted for Towcester 161 and Towcester 470.

Features + Benefits.



HAUNCH HEIGHT
CONSENTED TO
18M



NET
ZERO
READY



6MVA
OF POWER AVAILABLE
ACROSS THE SITE



BREEAM
EXCELLENT

INDICATIVE MASTERPLAN

TOWCESTER470	SQ FT	SQ M
WAREHOUSE	439,856	40,864
OFFICES (inc. plant deck & balcony)	21,991	2,043
HUB OFFICES X2	7,804	725
GATEHOUSE	258	24
TOTAL GIA	469,909	43,656
TOTAL DOCK DOORS		64
TOTAL LEVEL ACCESS DOORS		8
CAR/MOTOR CYCLE SPACES		360
TRAILER SPACES		104

RESERVED MATTERS APPROVED

TOWCESTER161	SQ FT	SQ M
WAREHOUSE	146,413	13,602
OFFICES (inc. plant deck)	14,621	1,358
TOTAL GIA	161,034	14,960
TOTAL DOCK DOORS		16
TOTAL LEVEL ACCESS DOORS		2
CAR/MOTOR CYCLE SPACES		122
TRAILER SPACES		11

RESERVED MATTERS APPROVED

TOWCESTER131	SQ FT	SQ M
WAREHOUSE	125,000	11,613
OFFICES	6,000	557
TOTAL GIA	131,000	12,170
TOTAL DOCK DOORS		14
TOTAL LEVEL ACCESS DOORS		2
CAR/MOTOR CYCLE SPACES		105
TRAILER SPACES		52

TOWCESTER50	SQ FT	SQ M
WAREHOUSE	46,000	4273
OFFICES	4,000	372
TOTAL GIA	50,000	4,645
TOTAL DOCK DOORS		5
TOTAL LEVEL ACCESS DOORS		1
CAR/MOTOR CYCLE SPACES		48
TRAILER SPACES		14



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Retaining + Recruiting Talent

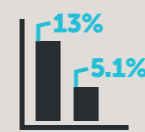


Towcester Park has been designed with staff wellbeing in mind, with generous landscaping on site including a pocket park and walking routes for staff to enjoy. Space is also allocated for amenity at the entrance to the site. Units will include HQ style office space built to the highest specification, with contemporary reception spaces providing a modern and welcoming environment to both staff and guests. Warehouse spaces will feature up to 15% rooflights to allow an abundance of natural light.

The location is also ideal for expanding your team and recruiting new talent. Northampton is just 10 minutes away while Milton Keynes is an easy 20 minute commute from site. Northamptonshire provides a strong labour pool to draw from, with over 500,000 people of working age residing in the county.



WORKING AGE POPULATION
506,174
IN NORTHAMPTONSHIRE*



13%
OF LOCAL POPULATION
EMPLOYED IN LOGISTICS
RELEVANT ROLES
COMPARED TO
5.1% GB AVERAGE*



671,823
HOUSEHOLDS
WITHIN A
30 MILE RADIUS**



Sustainable Futures 2030 and Beyond

IM Properties – the developers of Towcester – launched their Sustainable Futures framework, which sets out ambitions to 2030 and beyond, based around three central themes of People, Place and Planet.

Sustainability will be at the heart of how we work over the next decades and Towcester has been designed with this at the forefront. IMP have committed to delivering developments which are fit for the future, with the ambition for all developments to be Net Zero ready and to meet Net Zero operation by 2030. Towcester will be delivered with an array of sustainable features and will be delivered as Net Zero ready, with the capacity for occupiers to be Net Zero in operation.

For more information on Sustainable Futures visit:
improperties.co.uk/sustainablefutures



Towcester + Community Fund

IM Properties, in partnership with Northampton Community Foundation, have launched a £100,000 fund to support local charities and community groups in Towcester and the surrounding area. We are helping to support projects that strengthen communities, enhance the natural environment and promote positive change.

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Above: Measham girls bridgade

Left: Ecobham



In the Pink - Drumming Group

Get straight to the point.

Towcester Park occupies a prime location for logistics. Situated with immediate access to the A43 and just 6 miles from J15a M1, the site is just 60 minutes from Birmingham and 90 minutes from London. The M1 can also be accessed via the A5, just 1 minute from site, while J10 M40 is just 18 miles from site and offers an alternative route to Northern and Southern markets.

A43 = M1 + A5 + M40

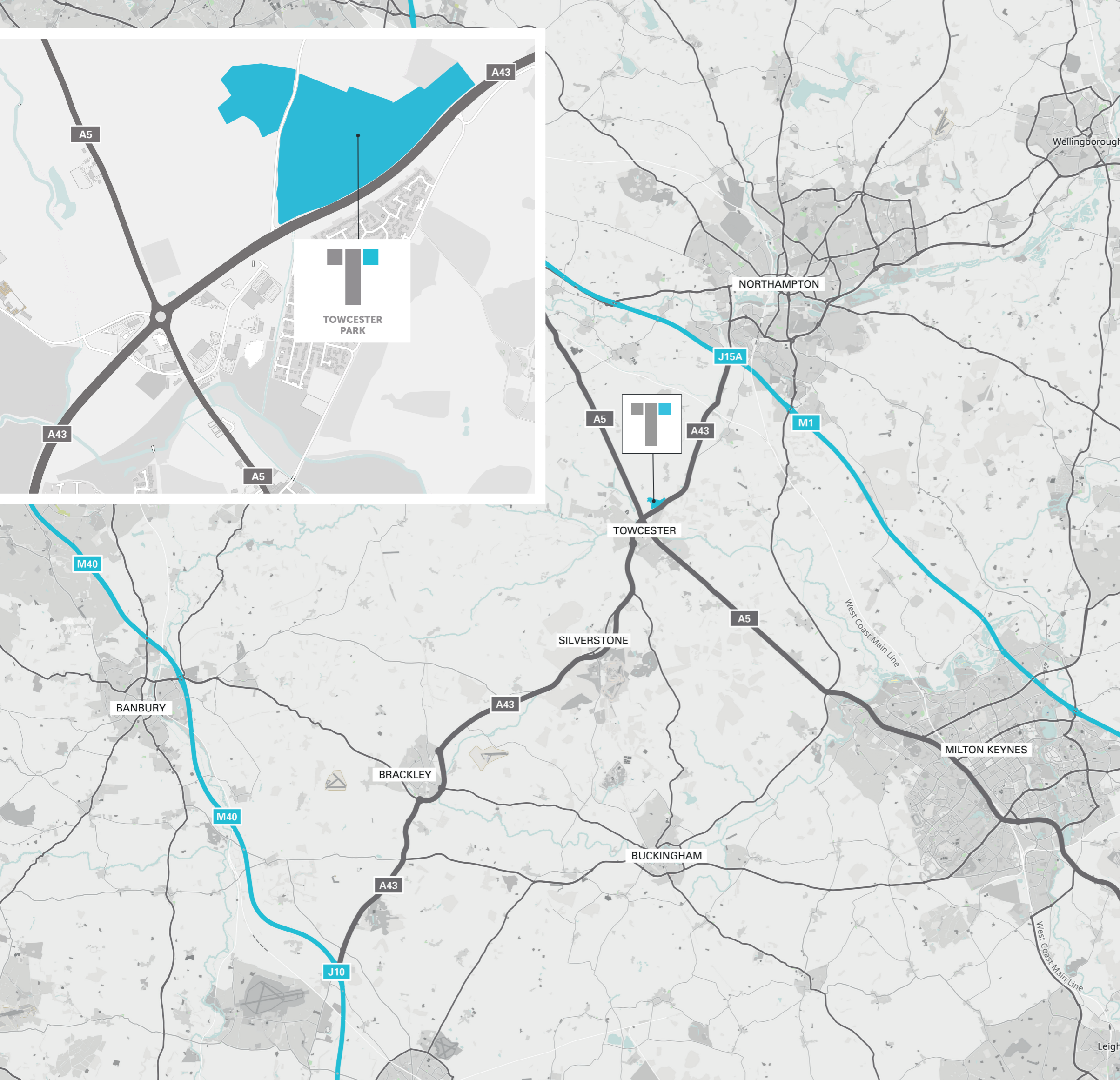
Drive Times/Distances

M1, J15 A	6 MILES/8 MINS
M40, J10	18 MILES/20 MINS
NORTHAMPTON	10 MILES/17 MINS
DAVENTRY	13 MILES/19 MINS
BIRMINGHAM	58 MILES/60 MINS
LONDON	72 MILES/1HR 30 MINS

SAT NAV: NN12 6HP

VIEW ON
 Google Maps

what3words: ///reset.unlimited.elevated



You
+
IM Properties
×
1.1m sq ft
+
Net Zero Ready
=
Towcester Park.

It all adds up

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