



TT PARK

OLD TIFFIELD ROAD | TOWCESTER | NN12 6PF

Industrial // Warehouse // Trade Units
Available to Pre-Let
3,700 - 25,500 SQ FT

COMPLETION
Q3 2025



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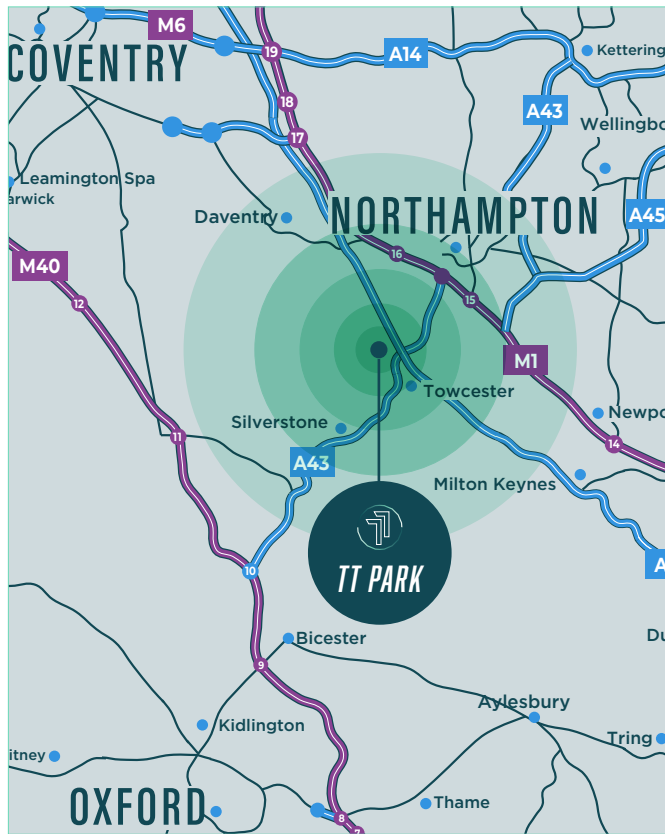


LOCATION

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, Jardine VW, 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 within 13 miles also servicing London Euston within 35 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



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"



ACCOMMODATION

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

	SQ FT	SQ M
UNIT 1		
Warehouse	4,400	408.7
UNIT 2		
Warehouse	4,300	399.5
UNIT 3		
Warehouse	4,300	399.5
FOOD POD		
Warehouse	2,200	204.4
UNIT 4		
Warehouse	4,400	408.7
UNIT 5		
Warehouse	3,700	343.7
UNIT 6		
Warehouse	4,400	408.7
UNIT 7		
Warehouse	4,400	408.7
UNIT 8	7,100	659.6
Warehouse	5,800	538.8
Office (First Floor Only)	1,300	120.8

	SQ FT	SQ M
UNIT 9	7,600	706.1
Warehouse	5,800	603.9
Office (First Floor Only)	1,100	102.2
UNIT 10	7,200	668.9
Warehouse	6,100	566.7
Office (First Floor Only)	1,100	102.2
UNIT 11	10,700	994.1
Warehouse	9,400	873.3
Office (First Floor Only)	1,300	120.8
UNIT 12	9,700	901.2
Warehouse	8,400	780.4
Office (First Floor Only)	1,300	120.8
UNIT 13	7,600	706.1
Warehouse	6,400	594.6
Office (First Floor Only)	1,200	111.5
UNIT 14	7,800	724.6
Warehouse	6,600	613.1
Office (First Floor Only)	1,200	111.5
TOTAL	89,100	8,277.6





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DTRE

A joint development by:

TOP ROAD



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