



TT PARK

OLD TIFFIELD ROAD | TOWCESTER | NN12 6PF



Industrial // Warehouse // Trade Units
Available to Let

3,638 - 25,435 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 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





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	4,338	403
UNIT 2		
Warehouse	4,220	392
UNIT 3		
Warehouse	4,338	403
CAFÉ		
Unit	1,475	137
UNIT 4		
Warehouse	4,381	407
UNIT 5		
Warehouse	3,638	338
UNIT 6		
Warehouse	3,703	344
UNIT 7		
Warehouse	3,961	368
UNIT 8	7,126	662
Warehouse	5,791	538
Office (First Floor Only)	1,335	124

	SQ FT	SQ M
UNIT 9	7,664	712
Warehouse	6,512	605
Office (First Floor Only)	1,152	107
UNIT 10	6,964	647
Warehouse	5,963	554
Office (First Floor Only)	1,001	93
UNIT 11	10,807	1004
Warehouse	9,472	880
Office (First Floor Only)	1,335	124
UNIT 12	9,741	905
Warehouse	8,417	782
Office (First Floor Only)	1,324	123
UNIT 13	7,416	689
Warehouse	6,222	578
Office (First Floor Only)	1,195	111
UNIT 14	7,772	722
Warehouse	6,502	604
Office (First Floor Only)	1,270	118
TOTAL	87,544	8,133







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DTRE

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TOP ROAD



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PROPERTY**

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