

AXES TOWCESTER

A5/A43 M1/M40

TOVE VALLEY BUSINESS PARK | TOWCESTER | NORTHAMPTONSHIRE | NN12 6PF



SITUATED IN THE MOTOR SPORT GOLDEN TRIANGLE IN CLOSE PROXIMITY TO SILVERSTONE CIRCUIT

New High Quality Industrial / Business Unit
39,120 sq. ft. (3,634.4 sq. m.)

TO LET / FOR SALE


HamptonBrook
Creative Development & Investment



Axess Towcester is situated at the heart of the Motorsport Triangle with Silverstone Race circuit 5.5 miles away. The area surrounding the world famous Silverstone circuit has a significant number of performance technology and motorsport businesses and is renowned for its engineering excellence and highly skilled workforce.

SPECIFICATION



2 STOREY
FULLY FITTED
OFFICES



4 LEVEL
ACCESS DOORS



8M EAVES
HEIGHT



50KN / SQ.M.
FLOOR
LOADING



GATED
SECURE YARD/
SELF CONTAINED
SITE



47M YARD
AT MAX POINT



54 PARKING
SPACES



POWER
276 KVA



GRADE A
OPEN PLAN
OFFICES



RAISED
FLOORS



SUSPENDED
CEILINGS



LIFT



TOILET &
KITCHEN
FACILITIES



AIR
CONDITIONING



MAINS WATER
& ELECTRICITY



To M40 J10
18 miles
To Oxford
36 miles

To Silverstone
5.5 miles

A43



bravoauto

A5

To Daventry
12 miles
To Crick
18 miles

To Towcester Town Centre
0.5 miles
To Milton Keynes
13 miles

A5



TESCO



SCREWFIX

abaco
SYSTEMS

A43

AXESSTOWCESTER

To M1 J15A
6 miles

To Northampton
10 miles

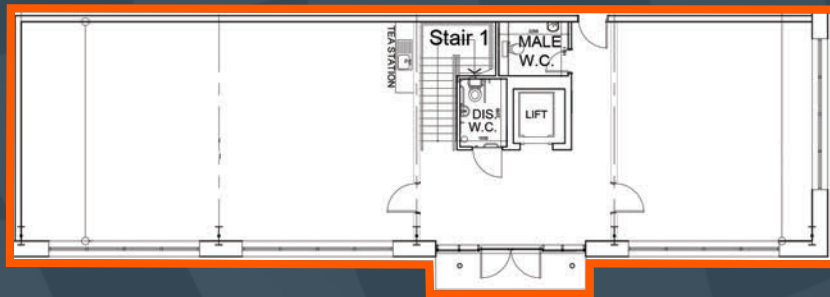
A43

TOVE VALLEY
BUSINESS PARK

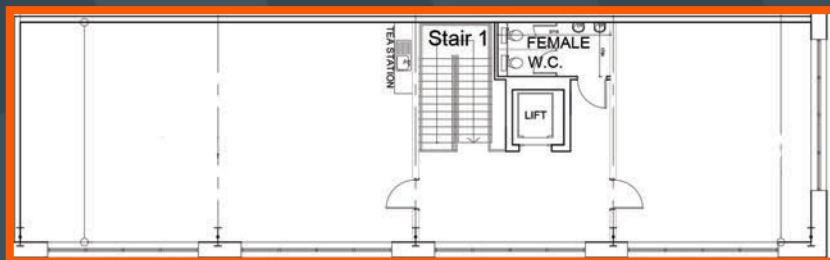


ACCOMMODATION

Ground Floor Office	2,056.5 sq.ft.	191.05 sq.m.
First Floor Office	2,056.5 sq.ft.	191.05 sq.m.
Warehouse	35,007 sq.ft.	3,252.3 sq.m.
Total	39,120 sq.ft.	3,634.4 sq.m.



GROUND FLOOR OFFICE



FIRST FLOOR OFFICE



GREEN CREDENTIALS

Hampton Brook uses environmentally friendly technology across all of their developments. Axess Towcester benefits from a 30% reduction in CO2 emissions over the 2013 Building Regulations, ensuring a reduction in costs to the occupier.



**BREEAM
VERY GOOD**



**EPC A
RATING**



**6 EV CHARGE POINTS -
WITH THE PROVISION
TO EXTEND**



**100% PV READY ROOF
STRUCTURE BASE BUILD, 33 PV
PANELS TO GENERATE 13.53KWP
SOLAR ARRAY**



10% ROOF LIGHTS



**HIGH PERFORMANCE
INSULATED CLADDING AND
ROOF MATERIALS AND LOW
AIR PERMEABILITY DESIGN**



**SECURE CYCLE PARK-
ING - 26 SPACES**



**WATER REGULATION
TECHNOLOGIES -
EFFICIENT SANITARY WARE
WITH LOW FLOW RATES TO
REDUCE WATER CONSUMPTION**



**MOTION SENSOR LED
LIGHTING**



**RESPONSIBLE SOURCING -
ASSURED CONSTRUCTION
MATERIALS WITH LOW
ENVIRONMENTAL, ECONOMIC
AND SOCIAL IMPACT.**

LOCATION & DISTANCES

Axess Towcester is located on the Tove Valley Business Park, to the north of Towcester town centre, close to the A5 and the A43 intersection. The A43 dual-carriageway provides direct access to the M1 at J15A, the M40 at J10 and Silverstone race circuit. Both Northampton and Milton Keynes are easily accessible and there is a fast train service from Milton Keynes to London Euston of approximately 35 minutes.



Towcester Town Centre	0.5 miles
Silverstone Circuit	5.5 miles

M1 J15A	6 miles
Northampton	10 miles

Milton Keynes	13 miles
M40 J10	18 miles

Oxford	36 miles
London Luton Airport	31 miles

ALL ENQUIRIES



Tom Drake
tdrake@drakeandpartners.co.uk
07967 598473



Franco Capella
franco.capella@cushwake.com
07834 197403

A DEVELOPMENT BY



TERMS

The scheme will be available TO LET / FOR SALE on terms to be agreed. Please contact the marketing agents for further details.

USE

Industrial / Business Unit uses within E, B2 & B8.

ENERGY EFFICIENT DESIGN

To be built to BREEAM Very Good Standard and Target EPC Rating A.

MISREPRESENTATION ACT

Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. Feb 2023.