

# Podium BUSINESS PARK

SILVERSTONE • TOWCESTER • SOUTH NORTHANTS • NN12 8TB

**A43 / LINK TO M40 & M1**

Brand New Warehouse/Industrial units  
From **8,000** to **75,000 sq ft** (743 to 6,968 sq m)

AVAILABLE LEASEHOLD/FREEHOLD

**DEVELOPMENT  
TO COMMENCE  
IN Q3 2021**





## Description.

High quality business park to be developed in a landscaped environment adjacent to the A43 near Silverstone Motorsport Circuit.

Speculative development proposed to be commenced Q3 2021. Units will also be available on a build to suit basis to meet specific occupier requirements. New buildings are available on both a leasehold and freehold basis.



## Location.

Podium Business Park is situated in a prominent location directly off the A45 dual carriageway at the Whittlebury Junction.

The A43 provides a direct link between the M1 and M40 and has in excess of 300,000 vehicle movements per day going directly past the site.

Silverstone Motor Circuit is located one junction to the South and as a result the site is located in the heart of the Motorsport Triangle and an area of engineering excellence.

The area has a diverse economy with strengths in the high tech, advanced manufacturing and logistics sectors and as a result is an ideal location for a wide variety of local, regional, national and international companies.

Occupiers in the immediate area include Ducati UK Ltd, Delta Motorsport, Virgin Racing, Lotus, Hexagon Manufacturing Intelligence and Danecca Ltd to name but a few.

## Planning.

The site is allocated in the adopted South Northamptonshire Local Plan (Part 2).

A planning application has been submitted and is due for determination shortly. It is anticipated that we will be on site commencing the development of the site in Q3 2021.



**Schedule of Areas.**

Unit	Sq m	Sq ft	Unit	Sq m	Sq ft
A	3,159	34,000	G	2,880	31,000
B	1,765	19,000	H	743	8,000
C	4,274	46,000	J	2,044	22,000
D	6,968	75,000	K	1,394	15,000
E	6,968	75,000	L	929	10,000
F	929	10,000	<b>TOTAL</b>	<b>32,052</b>	<b>345,000</b>

Units of between 8,000 sq ft and 75,000 sq ft (743 – 6,968 sq m) are available on built to suit basis. Larger units are potentially available through combination.

**Specification.**

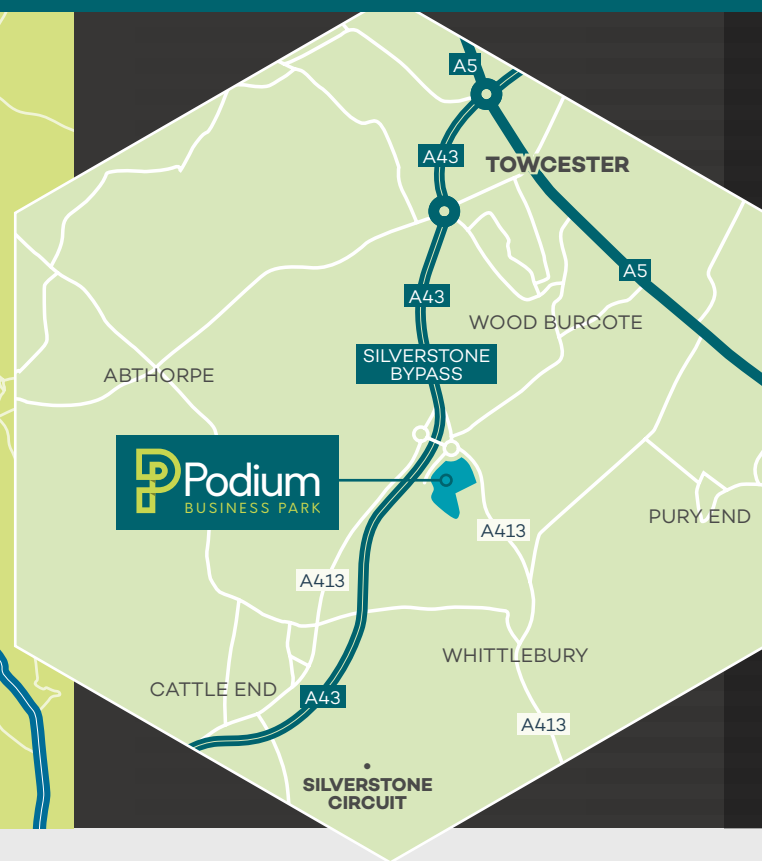
It is intended that the buildings will be built to an institutional level of specification to include the following:

- Steel portal frame construction
- 6m min eaves height (higher on larger units)
- 50 Kn per M sq floor loading
- Large secure yard area
- Generous allocated car parking
- Designed to achieve high levels of BREEAM and EPC ratings
- Prestigious business park location
- Level access doors will be electronically operated, insulated sectional panel
- Dock loading doors on larger units
- All mains services will be connected to individual properties
- Office fit outs to meet occupier specific requirements

The specification will vary depending upon the size of the building and the individual requirements of the occupiers.



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## Communications.

### AIR

The site is located within easy reach of a number of large airports including London Luton (43 miles), Birmingham (53 miles) and East Midlands (62 miles) and Heathrow being approximately 68 miles from the site.

### RAIL

The nearest mainline train station is in Northampton which is approximately 16 miles from the site. Northampton Train Station provides direct access to both London Euston and Birmingham New Street stations along with the National Rail network. The fastest journey time to London Euston is 46 minutes.

There is also a train station in Banbury (17.5 miles) which provides a direct service to London Marylebone to the South and Birmingham Moor Street and Manchester Piccadilly to the North.

### ROAD

Podium Business Park is located directly adjacent to the A43 near Silverstone Motor Circuit. The A43 provides dual carriageway access to the M1 at J15a (12 miles) and the M40 at J10 (10 miles). The M1 and M40 provide easy access to the main national road network and the key destinations are all within easy reach. Approximate journey times from the site are as follows:

Destination	Distance (approx)	Drive Times (approx)
Milton Keynes	18 miles	26 mins
Oxford	33 miles	40 mins
London Luton Airport	43 miles	54 mins
Birmingham International	53 miles	1 hr
East Midlands	62 miles	1 hr
London Heathrow	68 miles	1 hr 3 mins
Birmingham	64 miles	1 hr 7 mins
London	80 miles	1 hr 36 mins
Port of Southampton	97 miles	1 hr 46 mins
London Gateway Port	94 miles	2 hrs 11 min
Port of Felixstowe	133 miles	2 hrs 28 mins

## Further Information

Please contact the sole agents:



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