



A43 BRACKLEY - M40/M1 LINK

NEW INDUSTRIAL / WAREHOUSE UNIT TO LET

LAST UNIT ON THE ESTATE

UNIT 5 - 19,638 SQ FT

Fronting the A43 with fast access to J10 of the M40 and J15A of the M1

Occupiers include:



arrowparkbrackley.co.uk



Accommodation

| FLOORS | SQ FT | SQ M |
|-------------------|---------------|--------------|
| Ground floor area | 18,667 | 1,734 |
| First floor area | 971 | 90 |
| TOTAL GIA | 19,638 | 1,824 |

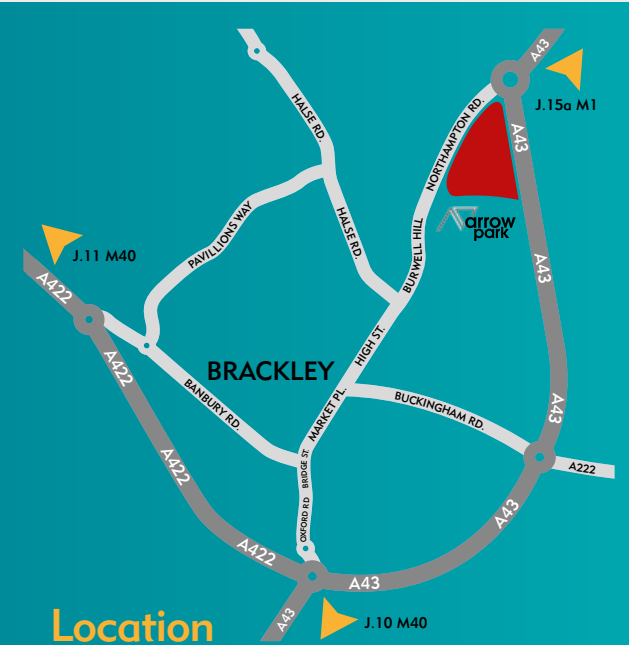
Arrow Park, Brackley comprises a new warehouse and production development of 8 units. Units are built to a high specification, offer main road prominence on the A43 and provide excellent road connections to the M40 and M1.

Grade A Specification

- 10m clear internal height
- 2 level access loading doors (4m wide x 5m high)
- FM2 floors with 50kn/m2 UDL
- Large designated service yard and extensive car parking
- Open plan fully fitted offices at first floor

Unit 5 comprises a mid terrace industrial / warehouse unit of steel portal frame construction with composite cladding, first floor fitted office accommodation and generous yard and parking provisions.

| Travel Destination | Miles | Km | Time |
|---------------------|-------|----|---------|
| Silverstone Circuit | 6 | 10 | 9 mins |
| Junction 10, M40 | 7 | 11 | 10 mins |
| Junction 11, M40 | 10 | 16 | 15 mins |
| Junction 15A, M1 | 16 | 26 | 18 mins |



Location

Arrow Park is adjacent to the A43 dual carriageway which provides a fast link to both junction 10 of the M40 and junction 15A M1.

The development is ideally suited to occupiers requiring prominence and excellent road communications to the M40, M1, A43, A34 and M42.

This location is at the heart of the Motorsport Triangle, a dynamic economic area which is popular with many high value engineering, distribution companies and motorsport companies, and is 6 miles from Silverstone, home of the British Grand Prix. Brackley is an expanding town with 2,750 plus new homes planned, this will add to the already good supply of skilled labour.

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Terms
Unit 5 is available on a leasehold basis.

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