

## A New Warehouse / Industrial Development From 47,890 to 171,180 sq ft (approx.)

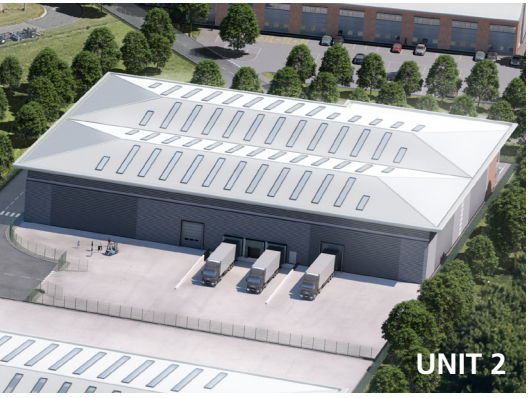
- Situated 6 miles from proposed A45 Daventry Development Link Road
- Prominent / long road frontage
- Design & Build opportunities
- Planning for B1/B2/B8
- Competitive terms

# DAVENTRY

# mustang park

LEAMINGTON WAY ■ DAVENTRY ■ NN11 8NU

**DETAILED  
PLANNING GRANTED  
FOR RAPID DELIVERY**



**BUILDINGS AVAILABLE ON COMPETITIVE DESIGN & BUILD BASIS. UNITS AVAILABLE FROM APPROX 47,890 SQ FT UP TO 171,180 SQ FT.**

Units will be built to an institutional specification with the following salient features;

- Up to 12m eaves
- Dock & level access loading
- Up to 50m yards
- 5 MVA availability immediately
- Planning for B1/B2/B8
- 24/7 hours of operation

## ACCOMMODATION

UNIT 1	sq ft	sq m
Warehouse	103,465	9,612.2
Offices	5,510	511.9
<b>Total</b>	<b>108,975</b>	<b>10,124.1</b>

UNIT 2	sq ft	sq m
Warehouse	45,200	4,199.2
Offices	2,690	249.9
<b>Total</b>	<b>47,890</b>	<b>4,449.1</b>

UNIT 3	sq ft	sq m
Warehouse	164,730	15,303.9
Offices	6,450	599.2
<b>Total</b>	<b>171,180</b>	<b>15,903.1</b>

# DAVENTRY



## COMMUNICATIONS

### ROAD

A5	4.0 miles
M1 - Junction 16	8.8 miles
M45 - Junction 1	7.1 miles
M1 - Junction 17	16.7 miles

### TOWNS/CITIES

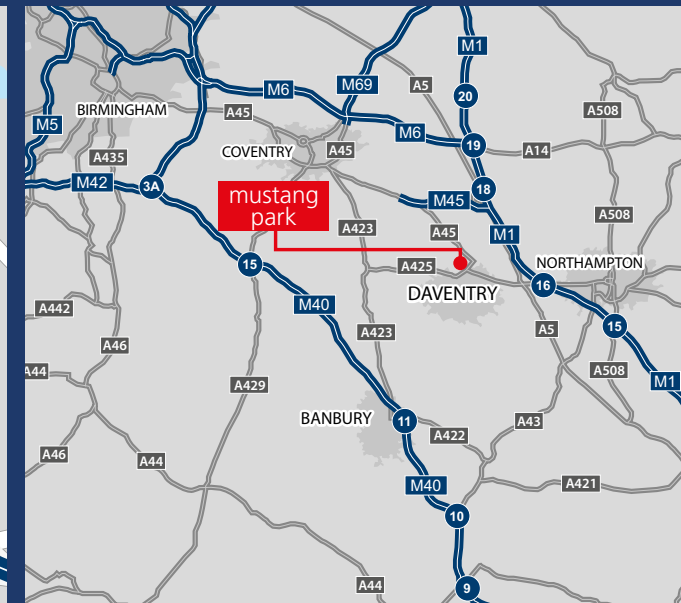
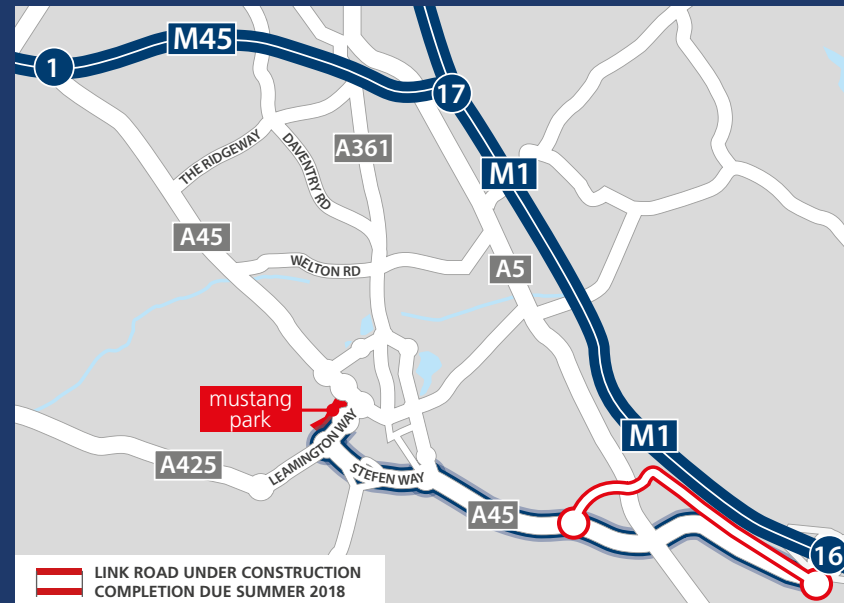
Northampton	14.2 miles
Coventry	19.0 miles
Birmingham	43.7 miles
London	78 miles

### AIR

Birmingham Airport	29.5 miles
East Midlands Airport	44.0 miles
Heathrow Airport	79.4 miles
London Luton Airport	49.0 miles

## LOCATION

Daventry is within 6 miles of the new M1 to A45 Daventry Development Link Road. The link road is under construction with completion due Summer 2018 and will provide improved and rapid access to J16 of the M1. The site enjoys excellent local and national communications and major businesses, occupiers include Ford, Amazon, XPO Logistics, DHL, CEVA and Cummins.



## FURTHER INFORMATION

For further information please contact the joint agents.

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