

mustang park

LEAMINGTON WAY ■ DAVENTRY ■ NN11 8NU



New Industrial Warehouse Unit 173,464 sq ft **TO LET**

IMMEDIATELY AVAILABLE

- Brand new warehouse unit
- Excellent local labour supply
- Prominent site
- Highly competitive terms
- 1 MVA (increased supply available)

DAVENTRY

mustang park

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MUSTANG PARK is a new warehouse / industrial development 6 miles from the new M1 to A45 Daventry Link Road providing rapid access to J16 of the M1. The unit benefit from the following:



Unit 3

- 12m clear height
- 21 dock & level access loading
- Up to 50m yards
- 1 MVA (increased supply available)
- 24/7 hours of operation
- High quality offices
- 100 car parking spaces
- Photovoltaic cells

TERM

The unit are available by way of new Full Repairing and Insuring leases on terms to be agreed.

EPC

Unit 3 - A

RATEABLE VALUE

Upon request.



DAVENTRY



UNIT 1	sq ft	sq m
Warehouse	105,323	9,785
Offices	4,407	409
Total	109,730	10,194

UNIT 2	sq ft	sq m
Warehouse	4,199.2	4,199.2
Offices	2,690	249.9
Total	47,890	4,449.1

UNIT 3	sq ft	sq m
Warehouse	165,732	15,397
Offices	7,732	718
Total	173,464	16,115

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COMMUNICATIONS

ROAD

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

TOWNS/CITIES

Northampton	14.2 miles
Coventry	19.0 miles
Birmingham	43.7 miles
London	78.0 miles

AIR

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

LABOUR SUPPLY

Within a 45 minute drive time:

88.6%

The working age population is higher than the GB average of 78.9%

8.7%

There is a higher rate of process, plant and machine operatives than the GB average of 6.2%

POPULATION STATISTICS

HGV drive time from the site:

4hrs

Access to 95% of the GB population (2018)



Daventry town is growing fast, with the current population expected to grow to 40,000 by 2026

LOCATION

Daventry is within 6 miles of the new M1 to A45 Daventry Link Road. The link road provides 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.



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