

INDUSTRIAL / WAREHOUSE UNIT TO LET

 **arrow
park**

A43 BRACKLEY - M40/M1 LINK



UNIT 3 - 29,189 SQ FT

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

Occupiers
include:

BTC RACING


HOWDENS
JOINERY CO.

 **igl**
International
Applications

**SADDLERY
BRANDS**
INTERNATIONAL

 **Multimatic**
MOTORSPORTS

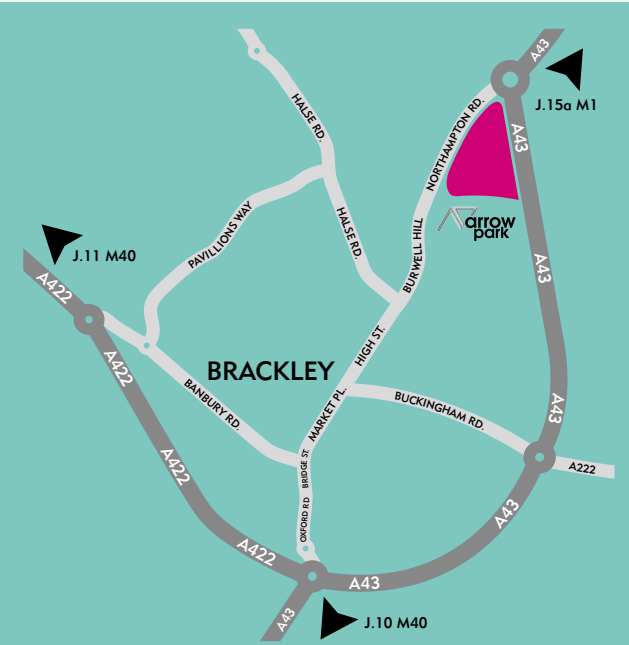
 **epac**
Flexible packaging

arrowparkbrackley.co.uk



Accommodation

FLOORS	SQ FT	SQ M
Ground floor area	27,926	2,594
First floor area	1,263	117
TOTAL GIA	29,189	2,711



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 dock level loading doors
- 1 level access loading door
- FM2 floors with 50kn/m2 UDL
- 36m deep self contained yard
- Extensive car parking
- Fully fitted offices at first floor

Unit 3 comprises an end of terrace industrial / warehouse unit of steel portal frame construction with composite cladding, first floor fitted office accommodation and generous self contained yard and parking provisions

Travel Destination

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

BROWN & CO
01295 273555
 brown-co.com

white
 commercial.co.uk
01295 271000

Colliers colliers.com/uk/industrial
0121 265 7500
020 7935 4499

Terms

Unit 3 is available on a leasehold basis.

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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