



# BOUNDARY PARK

BOUNDARY ROAD // BRACKLEY // NN13 7ES

**14 NEW INDUSTRIAL/WAREHOUSE UNITS**

[www.boundarypark.co.uk](http://www.boundarypark.co.uk)



2,063 - 19,206 SQ FT

TO LET





AVAILABLE NOW

# SPECIFICATION

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



6.5-8.5m clear internal height



First floor for storage or fitting out as office space



37.5kN sq m floor loading



Electric loading doors



Ability to combine units



Landscaped environment



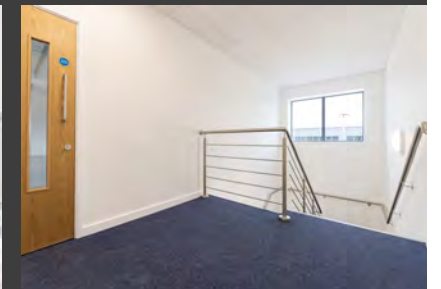
12 year collateral warranty available



Secure industrial park



Generous parking facilities



# GREEN CREDENTIALS

The developer utilises the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 4.4% decrease in CO2 emissions over 2013 Building Regulations. As a result occupational costs to the end user will be reduced.



Low air permeability design



Electric vehicle charging points



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials

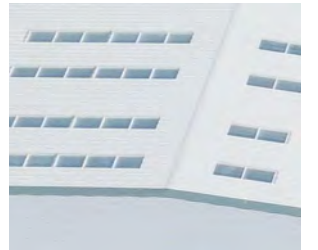
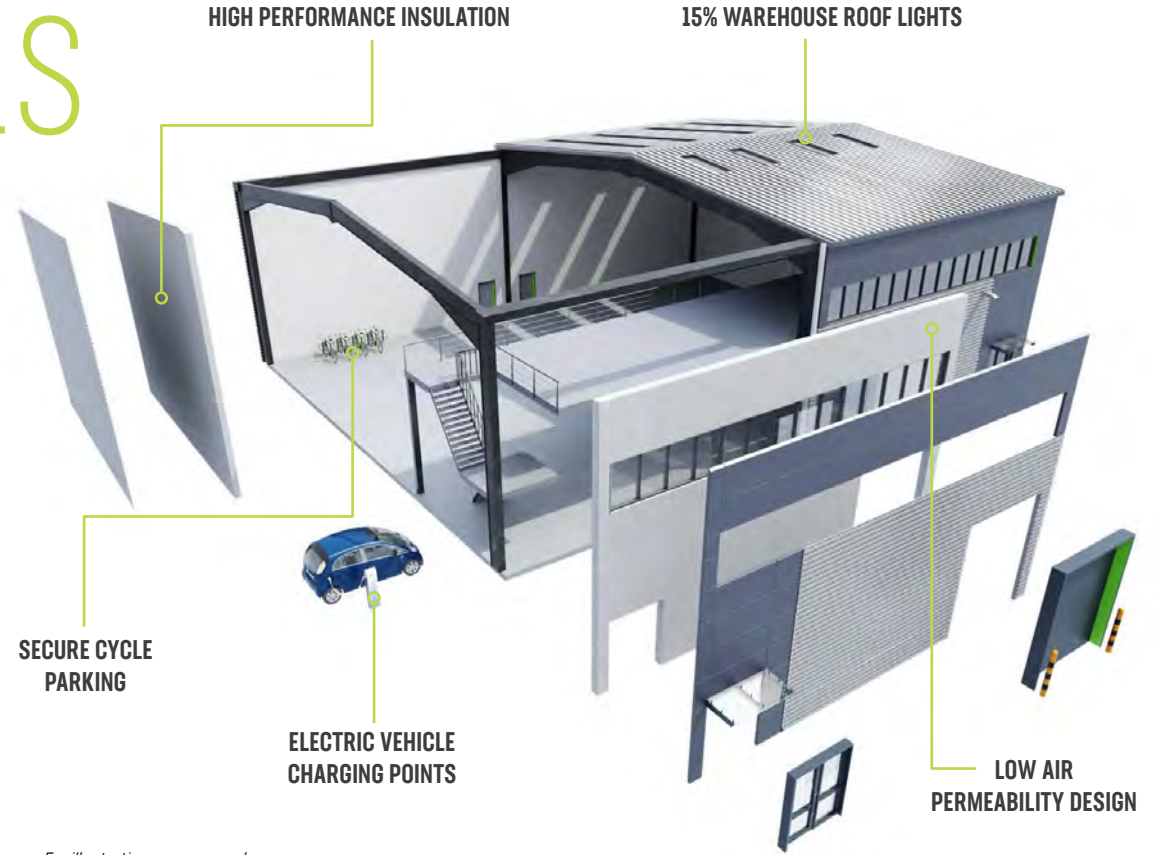


EPC rating 'A'



Secure cycle parking

**BREEAM<sup>®</sup>**  
VERY GOOD





# BOUNDARY PARK

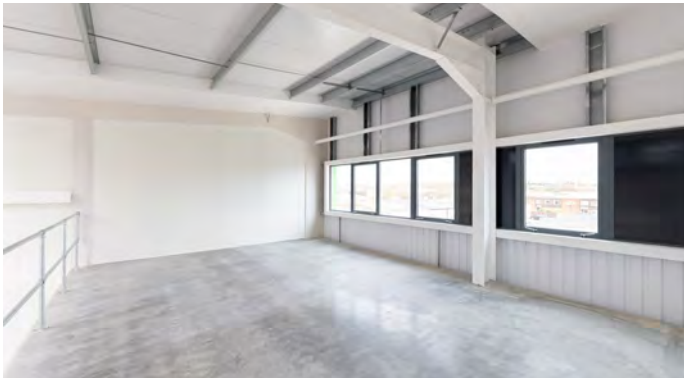
Unit	Ground Floor	First Floor	Total
1	1,711	713	2,424
2	1,710	708	2,418
3	1,735	728	2,463
4	1,358	705	2,063
5	3,872	1,054	4,926
6	3,865	1,051	4,916
7	3,861	1,051	4,912
8	5,087	1,312	6,399
9	5,091	1,313	6,404
10	5,089	1,314	6,403
11	2,132	795	2,927
12	2,134	787	2,921
13	2,151	807	2,958
14	1,747	794	2,541

All areas are on a GEA (Gross External Area) sq ft basis.



BOUNDARIES ARE INDICATIVE ONLY

# PHOTO GALLERY





M40 (J10) - 7 MILES

BANBURY  
11 MILES

BUCKINGHAM - 7 MILES

BOUNDARY WAY  
A43 - 0.4 MILE



# BOUNDARY ROAD /// BRACKLEY /// NN13 7ES

- ▶ Located off Boundary Road on the Buckingham Road Industrial Estate
- ▶ Easy access to the A43, M40 (J10) and M1 (J15a)
- ▶ Half a mile from Brackley town centre amenities
- ▶ 7.6 miles from Silverstone race circuit

## ROAD

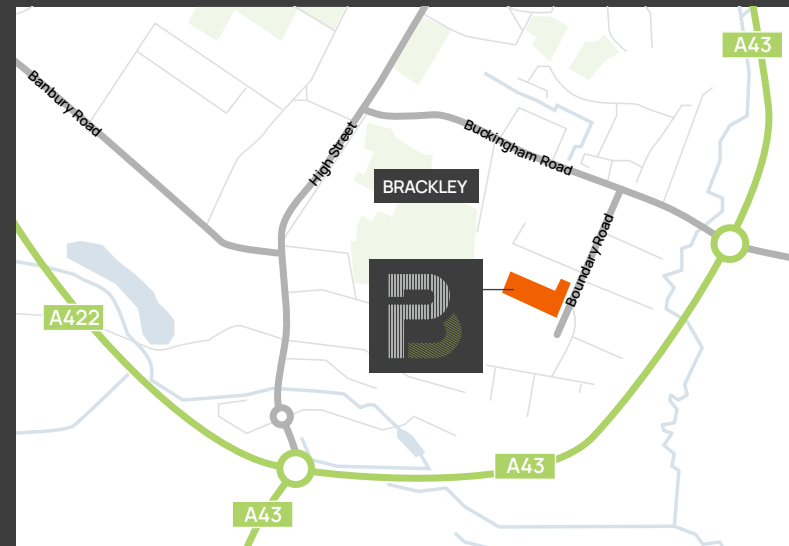
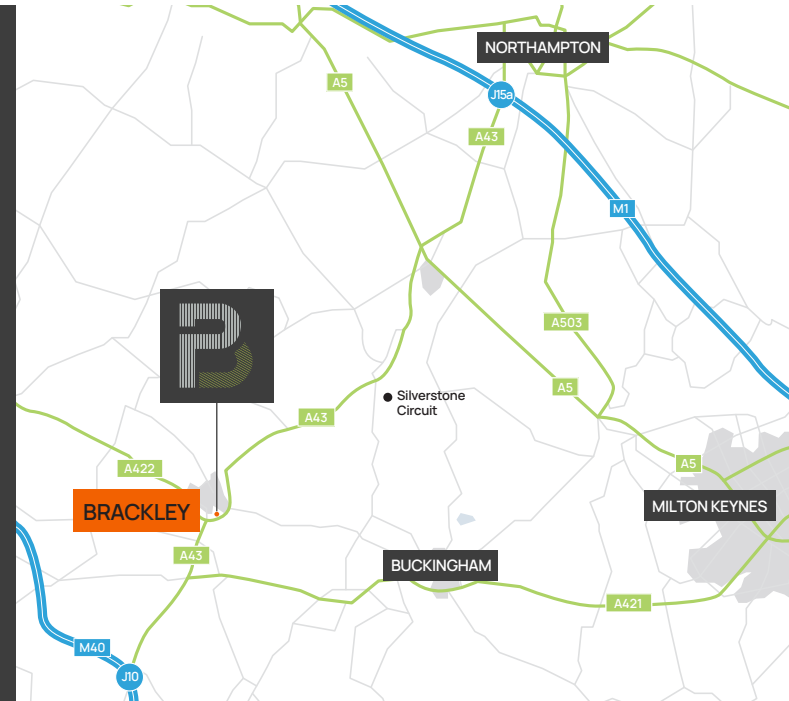
A43	0.4 miles
M40 (J10)	7.3 miles
M1 (J15a)	17.3 miles
Brackley Town Centre	0.5 miles
Bicester	11.1 miles
Banbury	11.4 miles
Milton Keynes	20.5 miles
Northampton	21.3 miles

## RAIL

Bicester North Railway Station	11.2 miles
Banbury Railway Station	12.6 miles

## AIRPORTS

Luton Airport	45 miles
London Heathrow	60 miles
East Midlands	67 miles



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# BOUNDARY PARK

Planning Use /// E (g) (iii) (formally B1c) B2 and B8. Terms /// Available on a leasehold basis.

Viewing /// Strictly by appointment through the joint agents.

**BROWN & CO**

CLIVE THOMPSON

07733 122017

Clive.Thompson@brown-co.com

TIM HUMPHREY

07971 974229

Tim.Humphrey@brown-co.com

**JLL**

JAMES SAXBY

07801 667692

James.Saxby@jll.com

KATY KENEALY

07892 704393

Katy.Kenealy@jll.com

NICHOLAS PETERS

07842 301063

Nicholas.Peters@jll.com

[www.boundarypark.co.uk](http://www.boundarypark.co.uk)