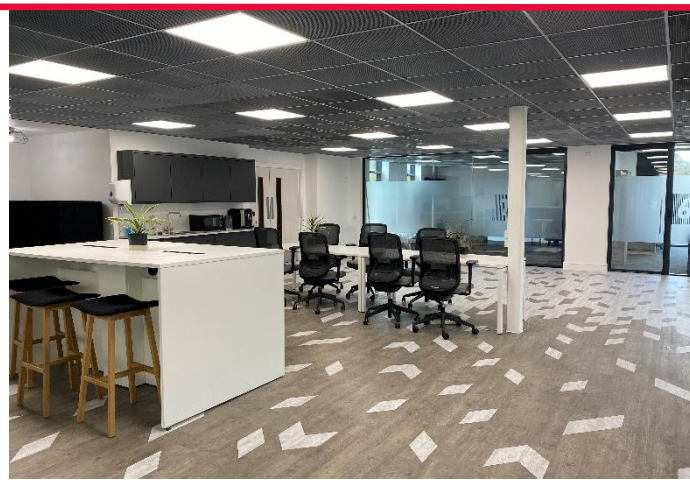
Catesby Innovation Centre, Charwelton, NN11 3FQ

New Quality Offices with Meeting & Conference Rooms

355 – 4,902 sq ft Fully Serviced Available on 12 Months+ Agreements

CATESBY INNOVATION CENTRE







white
commercial.co.uk
01295 271000







Catesby Innovation Centre – Catesby Tunnel

The Catesby Innovation Centre is a contemporary, two-storey office building offering flexible office space ranging from 355 to 814 sq ft, with on-site car parking. Current tenants include Bramble CFD Ltd, Catesby Projects Ltd, Stabilus UK, and TotalSim Ltd. The Innovation centre provides quality office and workshop accommodation which also offers opportunities to co-locate with the adjacent tunnel testing facility. In addition, larger units are to be constructed within the 4.5 acre Automotive Campus. These units are available For Sale or To Let and further information is available from White Commercial Surveyors.

The accommodation has been designed to be let on flexible licence agreements, which will also provide seminar space and café area, a place for conferences, training courses and lectures; encouraging meetings and social collaboration.

Rentals include:

- Wi-Fi
- Car parking
- Access to the meeting room (on a fair use policy)
- Unlimited tea and coffee

Catesby Innovation Centre will provide:

- A variety of offices sizes from 355 – 827 sq ft
- Attractive secure entrance with reception areas
- Open plan collaborative breakout spaces
- Quality meeting and conference rooms
- An attractive open plan café/waiting area
- Accessible WC's with changing and showers



Location

Located on a newly developed and self-contained 4.5 acre Automotive Campus in the Northamptonshire countryside, Catesby Innovation Centre comprises new, quality office accommodation situated at the heart of the UK automotive and motorsport industry.

The Campus is situated within the village of Charwelton, just 6 miles south of Daventry, 12 miles from Junctions 16 and 17 of the M1 Motorway and 16 miles to the north of Banbury and Junction 11 of the M40.

The Campus includes the new centrepiece Catesby Tunnel testing facility, set to provide a worldwide benchmark for aerodynamic testing and vehicle development, with the development of a further business park to specific automotive occupiers.

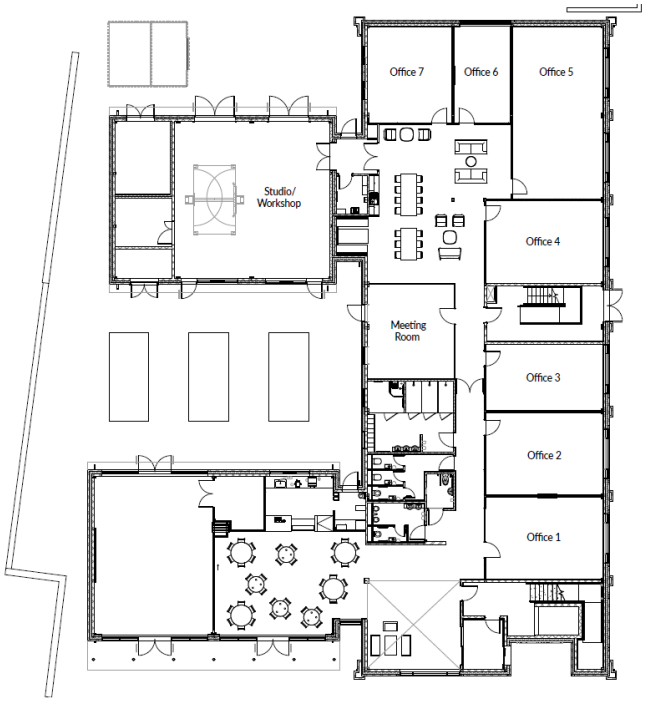
Accommodation

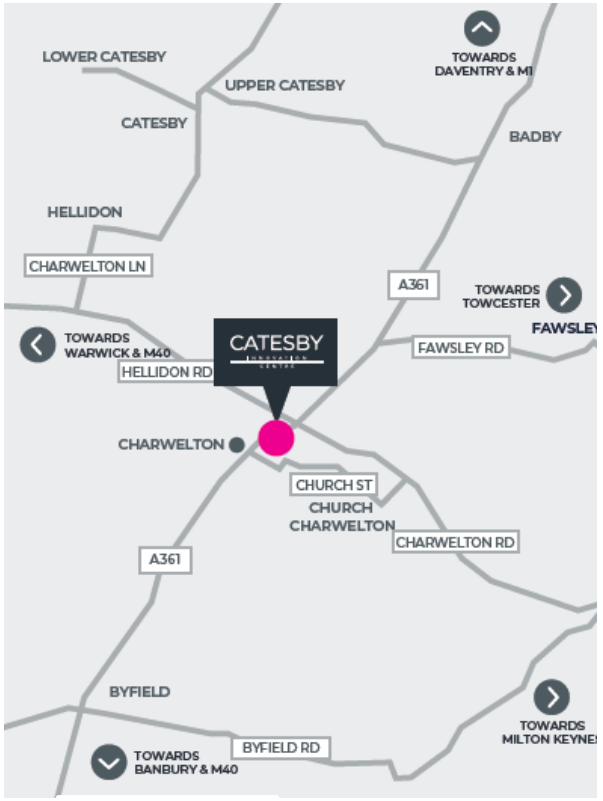
Office Number	Sq M	Sq Ft
Office 1 LET	39.02	420
Office 2 LET	39.02	420
Office 3 LET	31.96	344
Office 4 LET	38.26	411
Office 5 LET	63.69	678
Office 6 LET	26.94	290
Studio/Workshop LET	100.00	1,076
Office 7	32.98	355
Office 8	38.30	412
Office 9	75.60	814
Office 10	75.20	809
Office 11	68.50	737
Office 12	64.90	699

Terms

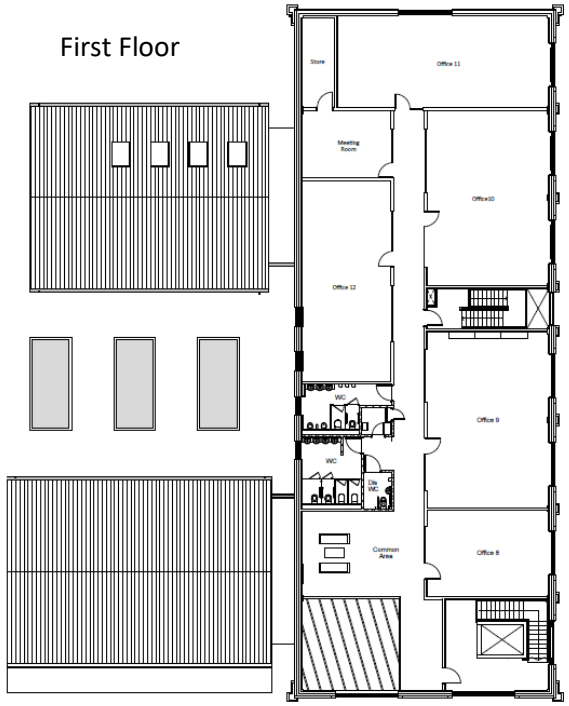
Fully inclusive rentals will be charged to make financial arrangements simple & certain. Flexible easy 'in and out' agreements are available to be signed quickly and efficiently, albeit leases for longer periods of time will also be considered.

Ground Floor





First Floor



Strategically placed at the heart of Motorsport Valley
Motorsport Valley has some of Europe's most successful clusters in connected and autonomous vehicles, motorsport, and energy storage solutions. Each one of these industries stimulate innovation through multidisciplinary collaboration.

The region has unrivalled centres of academic research into software, machine learning and AI, robotics, alternative energy sources and advanced engineering.

- The area being within the UK's testbed region for developing future mobility
- At the heart of the UK's Motorsport Valley
- Opportunities to collaborate with exciting spin-outs from the Universities of Oxford, Warwick and Silverstone
- Testing facilities at world-recognised centres of excellence, including Catesby Tunnel
- Manufacturing, distribution facilities and Grade A office space for businesses of all sizes, with opportunities to scale up

Viewing and further information
Please contact the agents:

Harvey White or Molly Baughan

Email: harvey@whitecommercial.co.uk
molly@whitecommercial.co.uk

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Harvey White


Molly Baughan





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01295 271000

FURTHER INFORMATION
These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. September 2024