

# Catesby Technology Park

Catesby Park, Charwelton, Northants, NN11 3FQ

New Office, Research & Workshop Buildings For Sale/To Let - 2,798 – 49,848 sq ft

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### **Catesby Park: Catesby Tunnel Vehicle Testing and Catesby Innovation Centre**

Located on the 5-acre Catesby Park in the Northamptonshire, Catesby Technology Centre provides the third phase of this nationally significant development - all situated in the heart of the UK automotive and motorsport industry.

Catesby Park opened in 2021 and includes the new centrepiece 'Catesby Tunnel' testing facility - a worldwide benchmark for aerodynamic testing and vehicle development attracting automotive business from Europe and the rest of the world, providing a base for the commercialisation of new technology, innovation and R&D.

[www.catesbytunnel.com/thetunnel](http://www.catesbytunnel.com/thetunnel)

The Park also includes the Catesby Innovation Centre, with quality serviced office facilities up to 15,000 sq ft over 2 floors, providing seminar space, café area, a place for conferences, training courses and lectures, encouraging meetings and social collaboration. [www.catesbyinnovationcentre.com](http://www.catesbyinnovationcentre.com)

### **Excellent Location in The Motorsport Valley**

The Park is situated within the village of Charwelton, six miles south of Daventry, twelve miles from Junctions 16 and 17 of the M1 Motorway and sixteen miles to the north of Banbury and Junction 11 of the M40.

### **Catesby Technology Park – The 3<sup>rd</sup> Phase**

The development features a mixture of seven new 2 storey office/research facility/production buildings, each designed to create a contemporary business development.

The building designs have been developed to allow for flexible use by creating modular buildings on a grid structure, enabling companies to rent out different sized units and adapt the layout and facade from office, research, or workshops.

The accommodation is set adjacent to the main Catesby Innovation Centre.

Plans of the buildings and further information is available from White Commercial.





### Terms & VAT

There are seven buildings available, either for purchase or for lease. Full details are available upon request from White Commercial.

### Accommodation

Building	Ground Floor	First Floor	Total	Freehold
1	1,399	1,399	2,798	£559,600
2	4,908	4,908	9,816	£1,963,200
3	4,908	4,908	9,816	£1,963,200
4	1,399	1,399	2,798	£559,600
5	4,908	4,908	9,816	£1,963,200
6	4,908	4,908	9,816	£1,963,200
7	2,809	2,809	5,618	£1,123,600

### Specification

The units will be constructed with the following specification:

- Piled foundations with Structural Steel Portal Frames
- Masonry walls and brickwork feature to match existing Catesby Park building designs with 'Jorisode' composite wall cladding
- 175mm thick concrete floor slab
- 'Jorisode' composite roof panels: dark grey incorporating PVC cantilever gutters and PVC downpipes
- PVC, roof, window and door flashings
- Mezzanine floors and staircase to form a first floor – options for concrete floor finishes to first floor
- Provision of roller shutter doors – or glazed frontage where required

### Services

We understand that all main services are provided to the property including a three-phase power supply but excluding gas.

None of these services have however been tested by the agents.





### Viewing and further information

Please contact Chris White & Harvey White

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and [harvey@whitecommercial.co.uk](mailto:harvey@whitecommercial.co.uk)

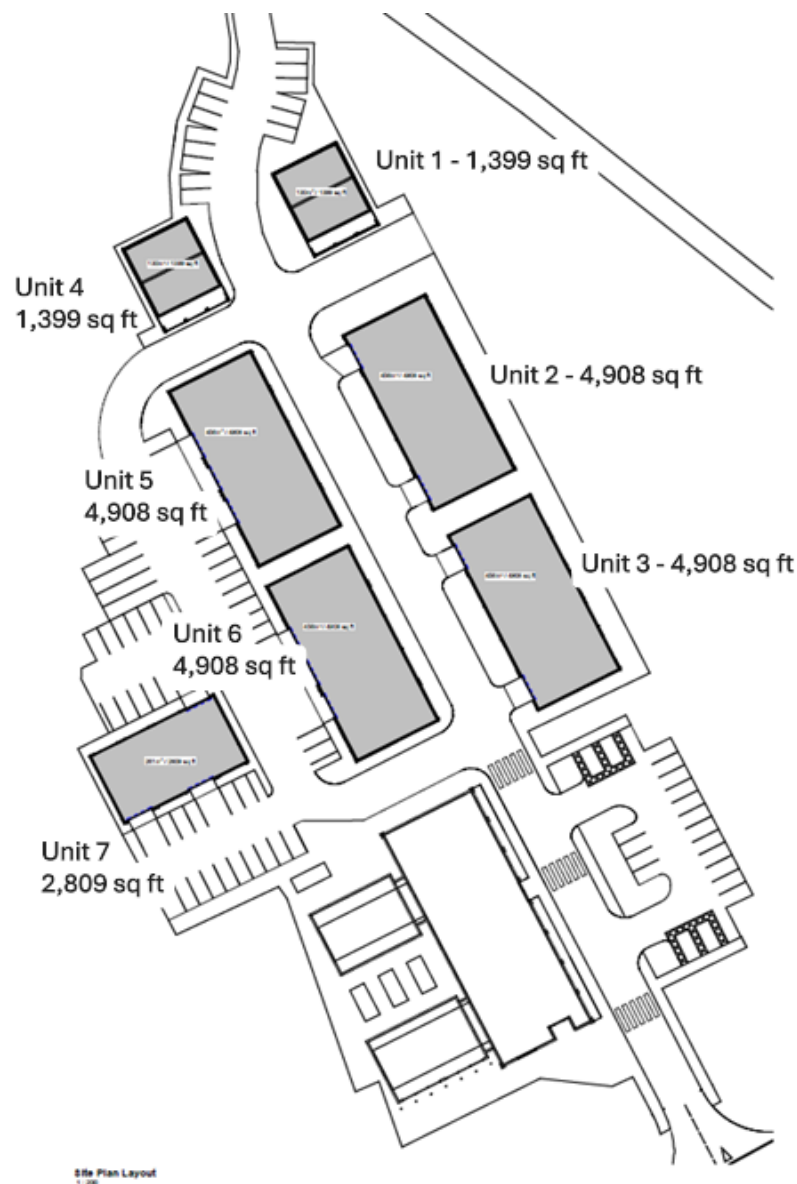
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Chris White



Harvey White



### FURTHER INFORMATION

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