



BOUNDARY PARK

BOUNDARY ROAD /// **BRACKLEY** /// NN13 7ES

14 NEW INDUSTRIAL/WAREHOUSE UNITS

www.boundarypark.co.uk



2,063 - 19,206 SQ FT
TO LET

SPECIFICATION

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

 <p>6.5-8.5m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>Landscaped environment</p>
 <p>12 year collateral warranty available</p>	 <p>Secure industrial park</p>	 <p>Generous parking facilities</p>





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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.



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

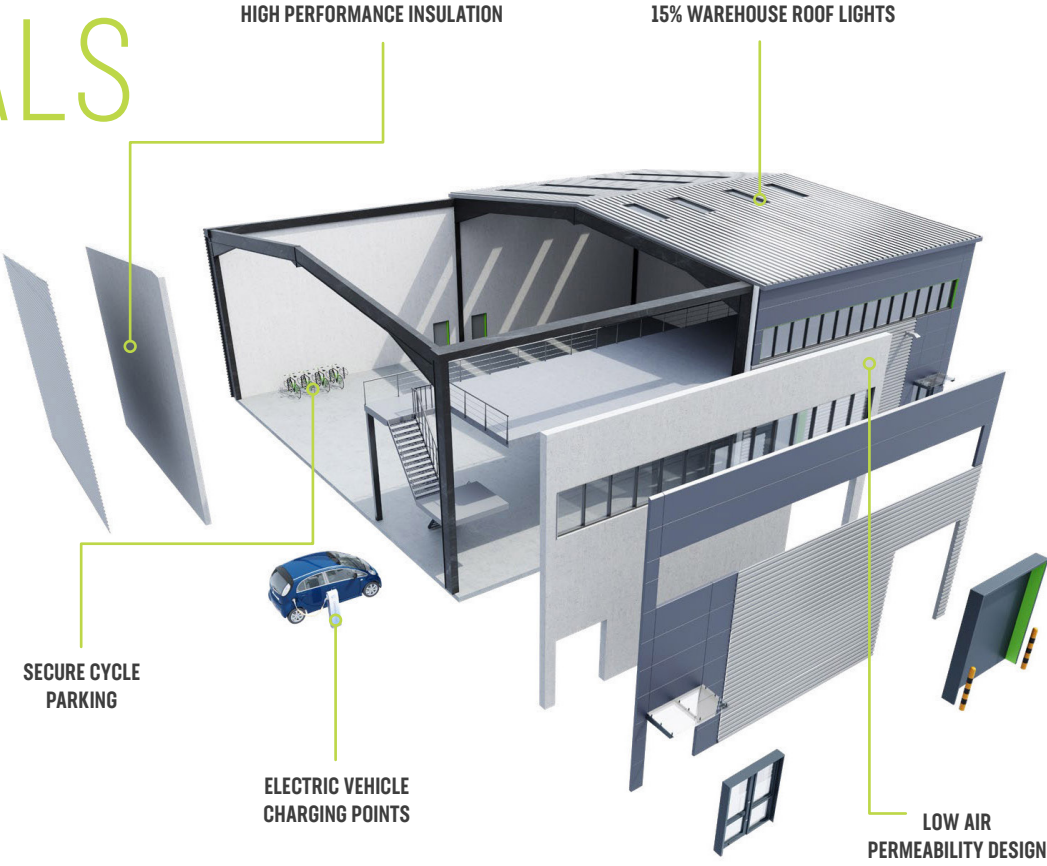


EPC rating 'A'

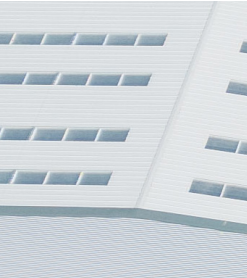


Secure cycle parking

BREEAM
VERY GOOD



For illustrative purposes only



///CIRCLES.LESSENING.SCORES

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

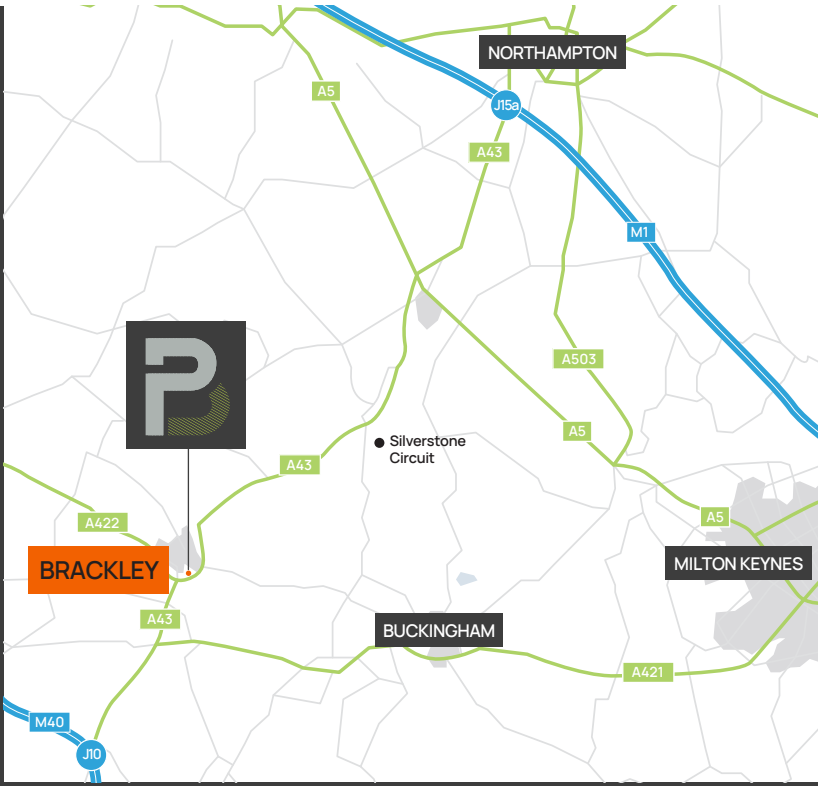
A43	0.4 miles
M40 (J10)	7.3 miles
M1 (J15a)	17.3 miles
Brackley Town Centre	0.5 miles
Bicester	11.1 miles
Banbury	11.4 miles
Milton Keynes	20.5 miles
Northampton	21.3 miles

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





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.

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