



BOUNDARY PARK

BOUNDARY ROAD // BRACKLEY // NN13 7ES

14 NEW INDUSTRIAL/WAREHOUSE UNITS

www.boundarypark.co.uk



1,735 - 5,087 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

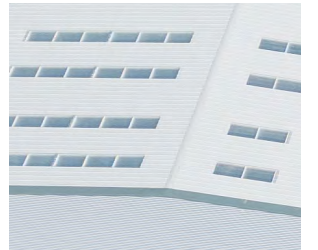
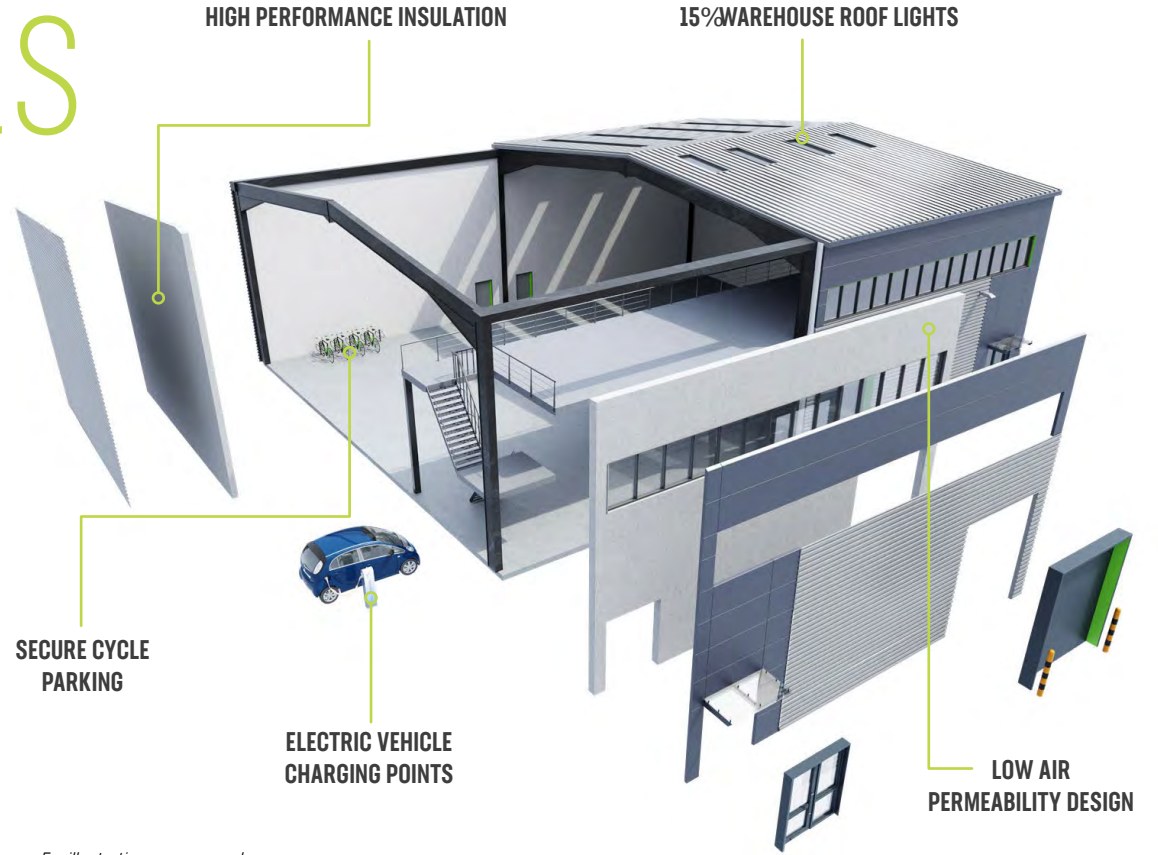


EPC rating 'A'



Secure cycle parking

BREEAM[®]
VERY GOOD





BOUNDARY PARK

Unit	Ground Floor	First Floor	Total
1		LET	
2		LET	
3	1,735	728	2,463
4		LET	
5		LET	
6	3,865	1,051	4,916
7		LET	
8	5,087	1,312	6,399
9		UNDER OFFER	
10		LET	
11		LET	
12		UNDER OFFER	
13	2,151	807	2,958
14		LET	

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

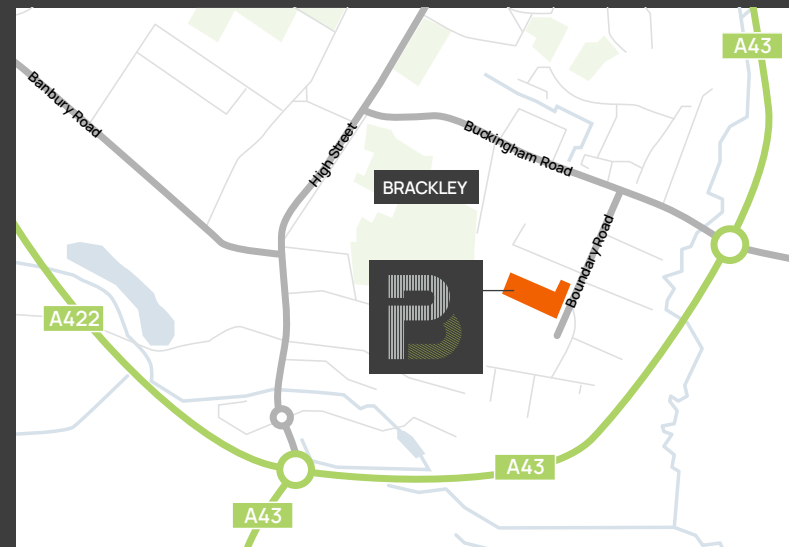
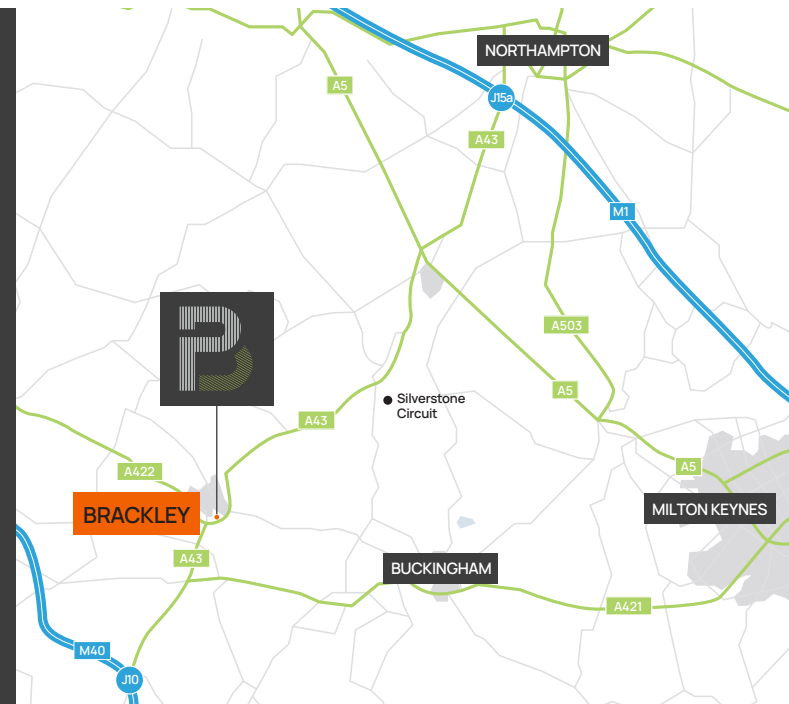
A43	0.4 miles
M40 (J10)	7.3 miles
M1 (J15a)	17.3 miles
Brackley Town Centre	0.5 miles
Bicester	11.1 miles
Banbury	11.4 miles
Milton Keynes	20.5 miles
Northampton	21.3 miles

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



14 NEW INDUSTRIAL/WAREHOUSE UNITS TO LET





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

DILEK NAYLOR

07917 923987

dilek.naylor@brown-co.com

JLL

JAMES SAXBY

07801 667692

James.Saxby@jll.com

NIAMH BELL

07889 907216

Niamh.Bell@jll.com

www.boundarypark.co.uk