

# MAGNETIC PARK

HARBOROUGH ROAD  
DESBOROUGH  
NN14 2WB

A JOINT DEVELOPMENT BY:

**CJC**<sup>d</sup>  
development co. limited

**HamptonBrook**  
www.hamptonbrook.com

**SI+E D**  
3.2 ACRES

**SI+E A**  
2.74 ACRES

## NEW BUSINESS SPACE BUILT TO SUIT FOR SALE / TO LET

- + ALLOCATED EMPLOYMENT LAND FULLY SERVICED
- + READY TO DEVELOP TO OCCUPIERS SPECIFIC REQUIREMENTS
- + **OFFICES/BUSINESS SPACE 9,000 – 50,000 SQ FT**
- + **WAREHOUSE/INDUSTRIAL 25,000 - 60,000 SQ FT**





Dunkelman & Son Ltd



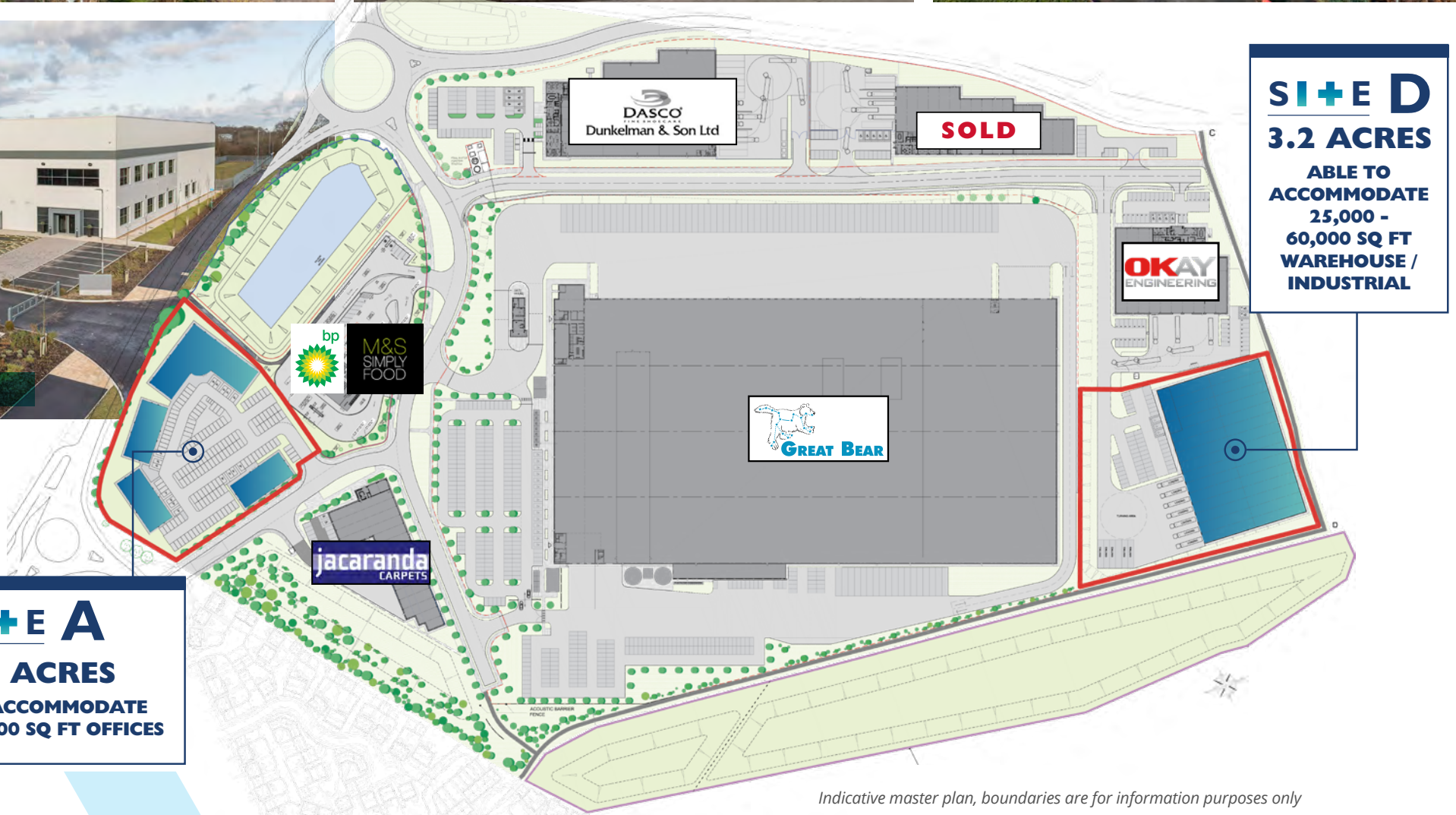
Jacaranda Carpets



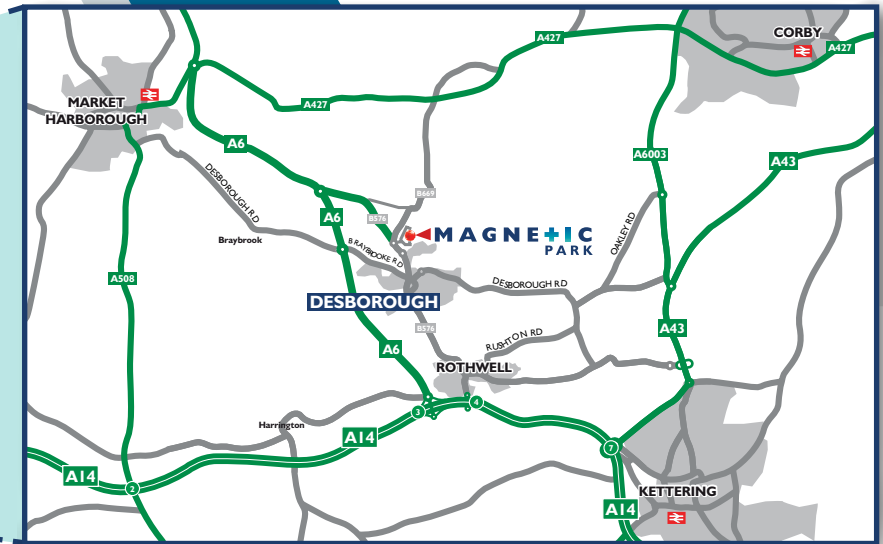
Great Bear



25,000 sq ft New Build







# MAGNETIC PARK

## INFORMATION

Magnetic Park is located to the north of Desborough in close proximity to the A6 Desborough/Rothwell Bypass which provides access to the A14 (J4) 3.5 miles to the west.

The A14 offers excellent connectivity, ensuring that Magnetic Park is well placed to local labour pools within Kettering (5 miles), Market Harborough (4 miles) and Corby (7 miles). The towns on the A14 corridor (including Desborough and Rothwell) are scheduled for significant housing growth by way of a series of large sustainable urban extensions.

The Business Park sits directly between two mainline rail stations. Market Harborough (4 miles) and Kettering (5 miles) operate hourly direct trains to London St Pancras International.



## Nr A14 (J3) DESBOROUGH NORTHAMPTONSHIRE SAT NAV NN14 2WB

### TRAVEL

A14 (J4)	3 1/2 MILES
M1 (J19)	20 MILES
A1 (J21)	29 MILES
M6 (J1)	24 MILES
M1 (J15)	26 MILES
M25 (J21)	65 MILES



# AVAILABILITY

## ONLY 2 PLOTS NOW REMAIN:

- + **SITE A - 2.74 ACRES (1.11ha)** is capable of taking up 9,000 - 50,000 sq ft of office/business space.
- + **SITE D - 3.2 ACRES (1.30ha)** is capable of taking up 25,000 - 60,000 sq ft of warehouse/production space.
- + **AVAILABLE FREEHOLD or LEASEHOLD.**  
Built to occupiers requirements.

# INFORMATION

For further information, please contact the Agent:

A development by:

**Philip Arnold**  
[parnold@budworthhardcastle.com](mailto:parnold@budworthhardcastle.com)

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