



TECHNOLOGY PARK



UNIQUE HIGH TECHNOLOGY DEVELOPMENT LOCATED IN THE HEART OF NORTHAMPTONSHIRE

SYWELL AERODROME LTD | NORTHAMPTONSHIRE | NN6 0BN



LOCATION

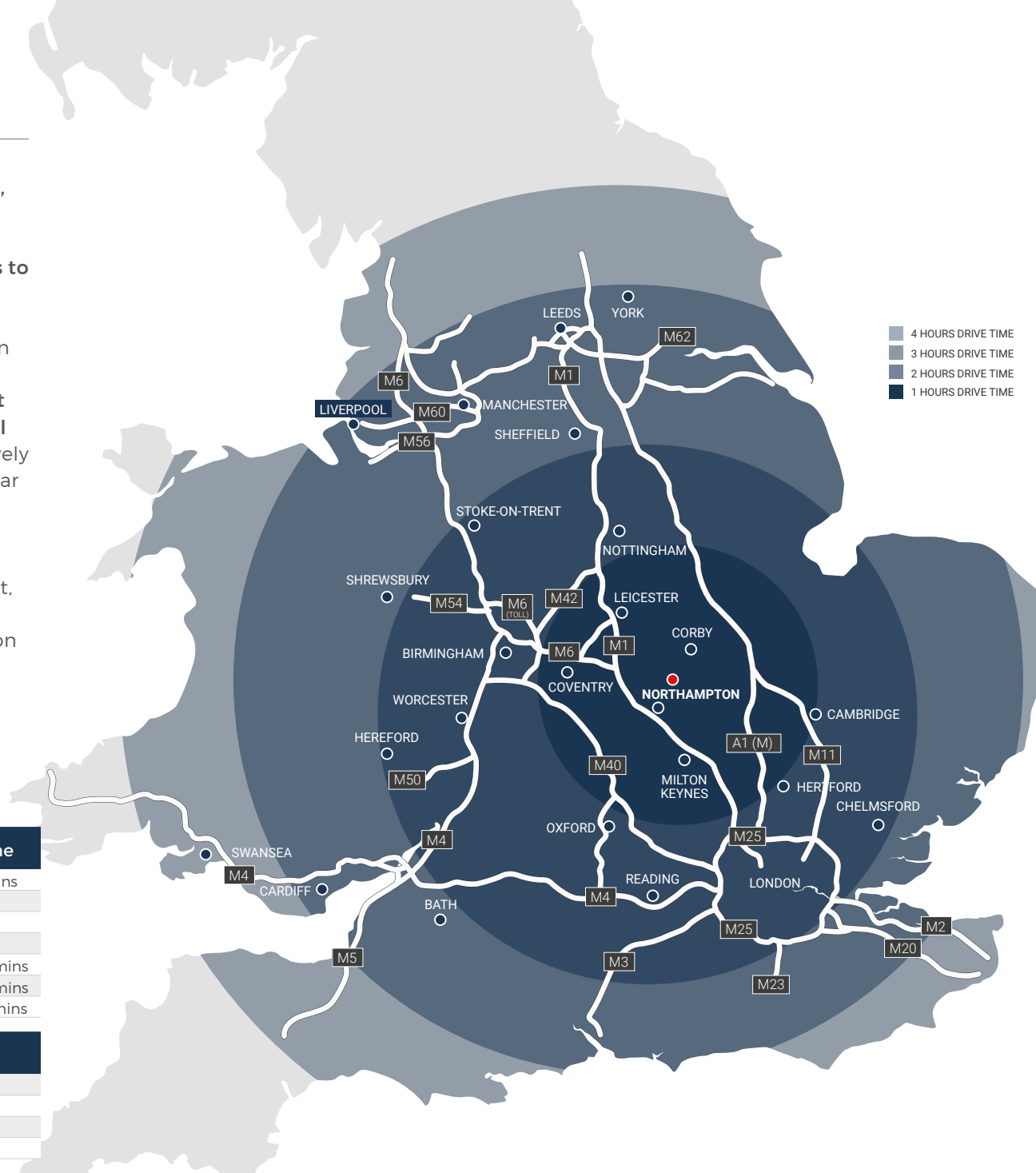
Sywell Aerodrome is ideally situated centrally within the UK, in the heart of the Northamptonshire countryside with easy access by road between Northampton and Wellingborough, located less than one mile from the A43 allowing fast access to the A45, M1 and A14.

Regular rail services are available from Wellingborough station located just 5 miles away with standard journey times to London St Pancras International of 50 minutes. **The imminent Midland Mainline electric upgrade (due December 2020) will provide a reduced journey time of just 35 minutes.** Alternatively Northampton station is 10 miles away and also provides regular rail services to London Euston in under 60 minutes.

Luton, East Midlands, and Birmingham Airports are all within one-hour drive of Sywell. For those looking for a more efficient, comfortable, and productive flying experience, **Brooklands Executive Air Travel** based at Sywell Aerodrome, offers aviation services to and from the UK & Europe. Brooklands provides the flexibility to travel when you wish, without the hassle of standard air travel at major airports. For more information please visit www.brooklandsairtravel.co.uk

DRIVETIMES

|  | Distance | Time |  | Distance | Time |
|---|------------|-----------|---|------------|-----------|
| Northampton | 7.3 miles | 21 mins | Sywell | 0 miles | 0 mins |
| M1 J15 | 11.6 miles | 17 mins | Luton | 44.7 miles | 1h |
| M6/M1 J19 | 28.4 miles | 36 mins | East Midlands | 54.5 miles | 1h |
| A1 | 33.2 miles | 46 mins | Birmingham | 49.1 miles | 1h |
| Leicester | 40 miles | 53 mins | Heathrow | 75.3 miles | 1h23 mins |
| Peterborough | 36.5 miles | 55 mins | Gatwick | 111 miles | 1h57 mins |
| Coventry | 41.1 miles | 53 mins | Stanstead | 74.5 miles | 1h21 mins |
| Birmingham | 56.5 miles | 1h7 mins | | | |
| M25 | 64.6 miles | 1h11 mins |  | Time | |
| London | 74.3 miles | 1h46 mins | London St Pancras | 51 mins | |
| | | | London Euston | 57 mins | |
| | | | Luton | 26 mins | |
| | | | Birmingham Int. | 55 mins | |



CENTRES OF EXCELLENCE

Sywell Aerodrome is one of the UK's leading General Aviation airfields and home to a host of well-established high-end design and engineering businesses.

Established in 1928, Sywell Aerodrome has evolved from a WWII RAF facility into attractive commercial units, with the aim of preserving and enhancing the Aerodrome's natural character wherever possible. Today the Aerodrome offers high quality commercial property and office space alongside a fully operational airfield offering an attractive and creative environment to work in.

The Brooklands Technology Park offers the ideal base for Research and Development due to its location on the important Oxford to Cambridge Arc, alongside leading high-end engineering companies such as Cosworth, Illmor and Mercedes.

ON-SITE FACILITIES

Uniquely, the business park also boasts a 60 bedroom Art Deco hotel, a bar, restaurant and extensive conferencing facilities catering for 5 to 500 delegates. The largest of the event spaces, Hangar One, can accommodate all manner of events from conferences and product launches, to exhibitions and corporate events.

Brooklands Technology Park will offer a gated site with controlled access set within the secure environment of Sywell Aerodrome.





TECHNOLOGY PARK

The proposed development has been thoughtfully designed to meet the current and future needs of the business community.

The unit designs combine office and workshop space ideal for technology, research and manufacturing enterprises as well as specialist distribution. The units will provide a range of spaces for B1, B2 and B8 use classes, with ancillary external spaces including extensive parking, service yards and soft landscaping. Both buildings are proposed to be single or

double storeys, internally this will provide 6.0m clear height to the haunch of the steel frame.

The design of the buildings exteriors make reference to the mix of façade treatments on the site complimenting the distinctive Sywell Art Deco style. Each block will have its own character using the common form of a simple, two storey pitched roof structure. Both will have a colonnade on the front elevation providing a strong unifying feature to lift the character of the building above ordinary industrial buildings.

| A 7 Business Units (available individually or in combination) providing for: | | |
|--|--------------------|--------------------------|
| Office | 1,600 sq ft | 608 m ² |
| Workshop | 2,400 sq ft | 227 m ² |
| GIA (per unit) | 4,000 sq ft | 371 m² |

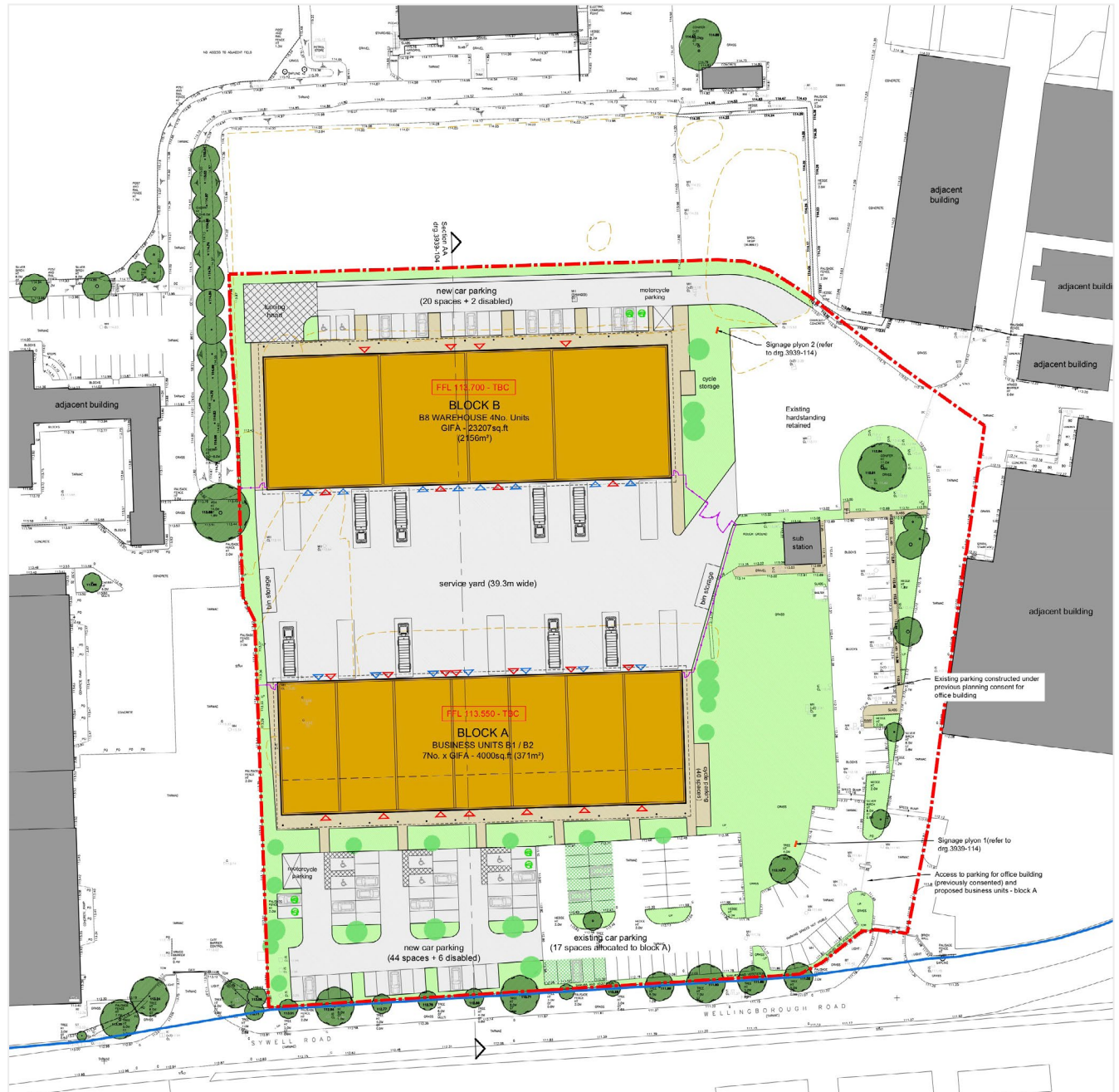
| B 4 Business Units (available individually or in combination) providing for: | | |
|--|---------------------|----------------------------|
| 2 Units | 6,500 sq ft | 608 m ² |
| 2 Units | 4,850 sq ft | 454 m ² |
| Combined GIA | 22,700 sq ft | 2,122 m² |

BLOCK A

The most visible building facing the Wellingborough Road will adopt some of the features of the sites Art Deco heritage. Silver / white coloured bricks will contrast blue / grey brick features around the large polished stainless-steel windows and as a base for the facades. The colonnade will include columns to pick up the Art Deco theme, facing curtain walling with proportions set to create the link with other buildings on the site. The buildings will have presence with a distinctive style not found anywhere else.

BLOCK B

Reflecting the same arrangement of openings as Block A, Block B will feature stone facing to match that of the adjacent Hall Farm, combined with red brick detailing.



SUSTAINABILITY

A key objective for the units is to provide a sustainable, environmentally friendly space for technology and high-end engineering businesses. The buildings will be carbon neutral subject to occupier's power consumption needs. The build will incorporate several sustainable features:



SOLAR PV PANELS

The provision of 1000m² solar PV panels will not only meet the developments energy requirements it will also be stored for future use or overnight.



SUSTAINABLE URBAN DRAINAGE (SUDS)

SUDS strategy allows rainwater to be driven into soakaways under the landscaping.



ELECTRIC CHARGING POINTS

EV charging points will be installed in parking areas powered by solar.



HIGH SPEED BROADBAND

Fibre broad band to the site will allow for high speed communication and support virtual meetings and cloud-based activities.



LOW ENERGY SERVICES

Internal and external lighting will be LED type low energy fittings with PIR switching. Air-conditioned offices provided by low energy air pumps.



SOFT LANDSCAPING

Soft landscaping to accommodate local natural wildlife.



SPECIFICATION

- Building: Steel frame, reinforced concrete floors, brick elevations.
- Roof: Insulated composite panels with solar PV panels.
- Eaves height: 6m allowing for full height mezzanine floors internally.
- WC's (male / female / DDA)
- Kitchen / tea and coffee point.
- High Speed Broadband.
- Ample dedicated and overflow parking.
- Additional security elements within each unit.
- Secure gated facility.



FOR MORE INFORMATION PLEASE
CALL 01604 491112 OR VISIT
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