



# ikon @15a

M1 junction 15A ■ Northampton ■ NN4 9BG

**Agile and Innovative Mainly Open Plan Workspace for Office and Tech Occupiers**

**For Sale or To Let**



# Agile space for office and tech pioneers

Available now





# At the heart of a thriving tech hub.

The tech industry area around Silverstone and Oxfordshire is a vibrant hub for cutting-edge technology, innovation, and motorsport engineering.



The world-renowned university Cities of both Oxford and Cambridge are within easy travelling distance of Northampton, with excellent prime trunk road and motorway access to both locations. As well as the unrivalled educational facilities, these both host a large number of world leading research/development and pharmaceutical companies, together with hi-tech businesses and pioneers.

One of the world's leading motorsport centres, Silverstone, is only approximately 13 miles distant, which is the home of many high-profile Formula 1, and mainstream car manufacturer motorsport teams and hi-tech supporting businesses.



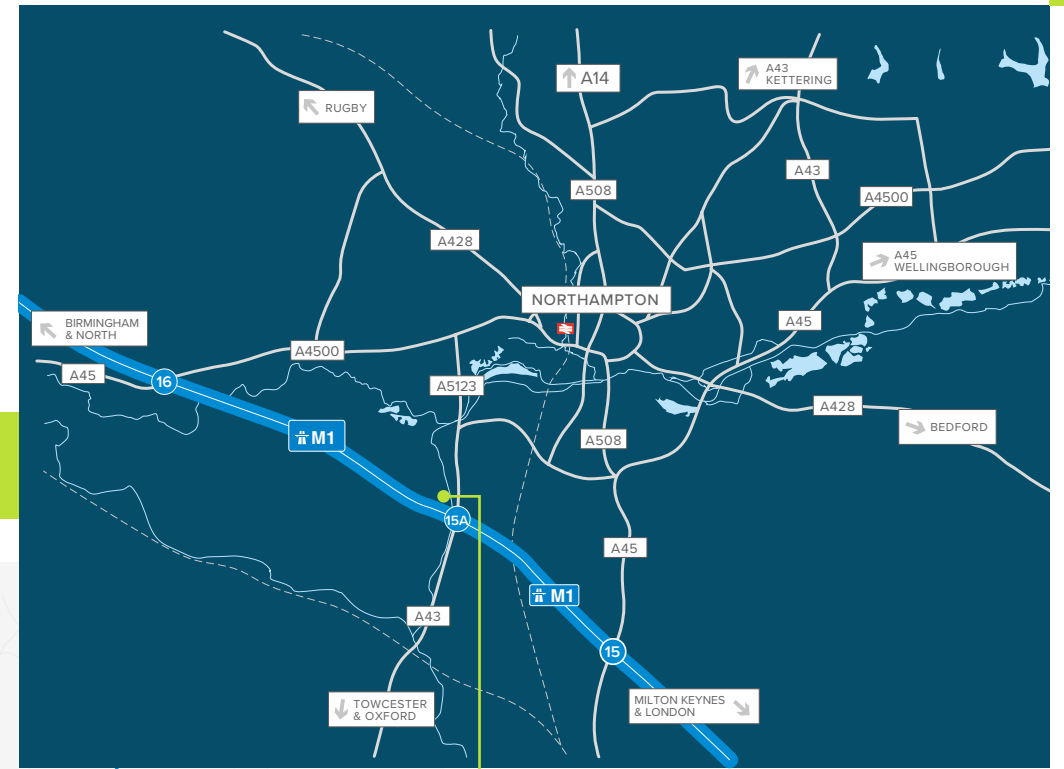
# A location that works for business and for people.

Northampton is equidistant between London to the South and Birmingham to the north, offering excellent motorway and high-speed rail connections to both Cities within approximately 50-55 minutes.

Milton Keynes is located just 20 miles to the south of Northampton and offers access by rail to London Euston within 35 minutes.

Swan Valley is situated immediately adjacent to Junction 15a of the M1, which in turn provides direct access to the M25 and the home counties to the south, and the M6 to the north.

Northampton town centre is approximately 4 miles to the north east of Swan Valley, which also benefits from close proximity and excellent access within minutes to some of the towns largest and most established residential areas, providing an important local labour supply.



**ikon@15a**

**ADDRESS:** Ikon@15A  
Swan Valley  
Northampton  
NN4 9BG

**GOOGLE MAPS:** [CLICK HERE](#)

**WHAT3WORDS:** [///menu.adding.fork](https://www.what3words.com/#!/en/uk/ikon@15a)



# 1 minute from M1 Junction 15a



**ikon @15a**

Tithe Barn Way

Travel Distances	
Northampton	5 miles
Northampton J15a	0.5 miles
Milton Keynes	20 miles
M25 Motorway	45 miles
Oxford	45 miles
East Midlands Airport	50 miles
Cambridge	61 miles
Birmingham	55 miles
Central London	65 miles
Heathrow	65 miles



# Say hello to a new breed of workspace.

A detached mainly stone constructed building having been extended to include a large, glazed roof atrium, providing high quality open plan and part cellular accommodation. Ikon is suitable for a variety of uses (subject to planning permission where required) for those occupiers that require a highly versatile and agile Office or Hi-Tech working environment, that will encourage employees to work collectively and collaboratively to the benefit of the occupier business.







Gas fired radiator and warm air heating



Air conditioning



Good level of natural light



65 dedicated car parking spaces



Additional yard area for possible loading and/or overflow parking



65 car spaces

parking  
ratio  
1:223 sq ft



## Potential uses include:



Professional offices



Design studios



Hi-tech / Hybrid working environment



Pharmaceutical



Research and development



Specialist component/  
clean room manufacturing

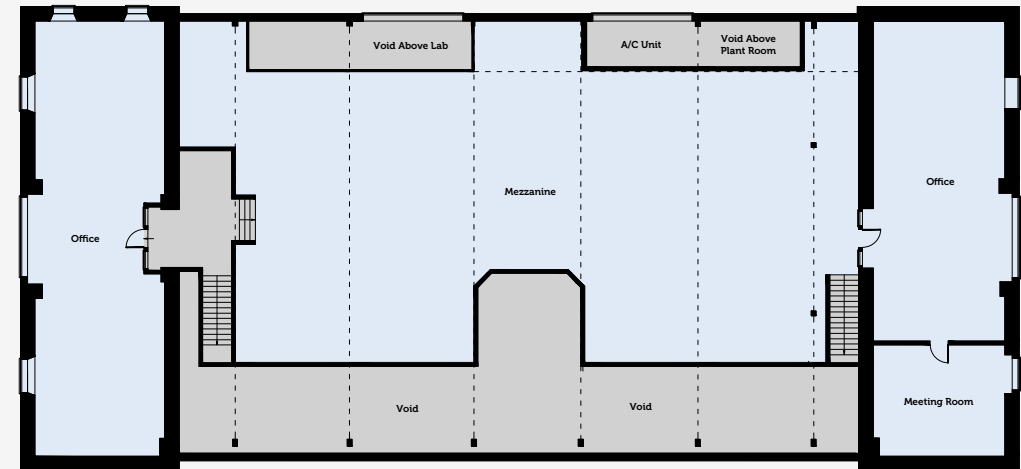


Motorsport/  
motorsport development

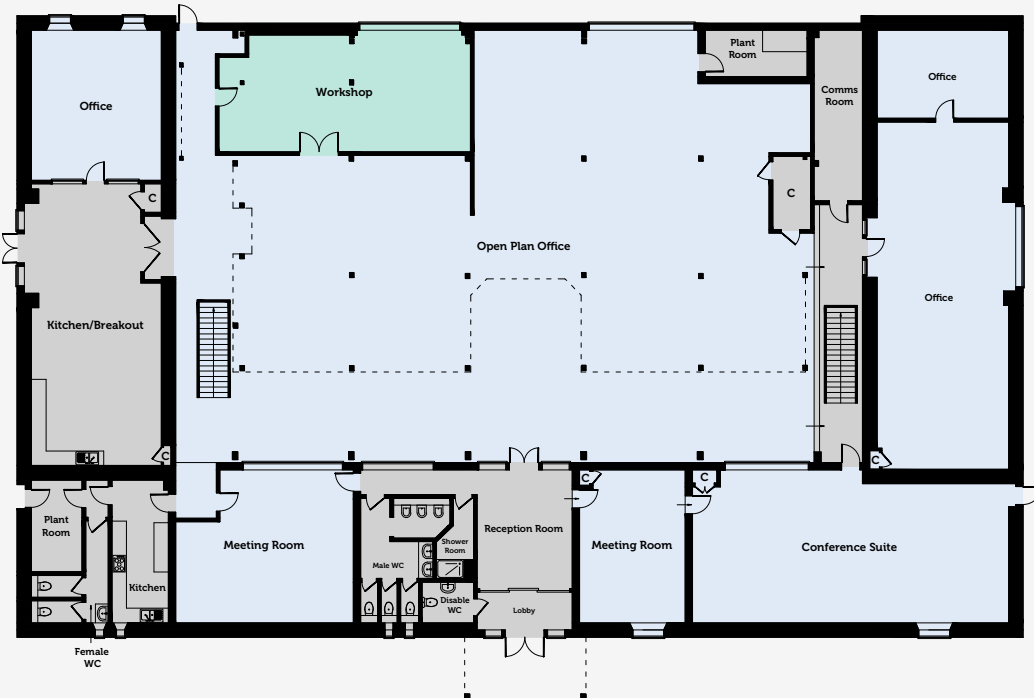




# The building



First floor plan



Ground floor plan

Ground Floor	Sq ft	Sq m
Offices	8,358	776.77
Workshop	538	49.98
Ancillary (Plant room / Kitchen)	866	80.45
<b>First Floor</b>	<b>Sq ft</b>	<b>Sq m</b>
Mezzanine Offices	5,210	484.03
<b>Total</b>	<b>14,927</b>	<b>1,391.23</b>

The floor areas are expressed on a net internal basis and are approximate having been rounded.



## Terms

The property is available to purchase or rent. Terms available upon request.

## Rateable Value

£106,000

## EPC

Available upon request.

## VAT

All figures quoted are exclusive of VAT.

## Anti-Money Laundering

TDB Real Estate and Underwoods are obliged to comply with the EU's 5th Money Laundering Directive. For Further information visit:  
[www.tdbre.co.uk/antimoneylaundering/](http://www.tdbre.co.uk/antimoneylaundering/)



# ikon @15a

M1 junction 15A ■ Northampton ■ NN4 9BG



Chris Drummond  
07976 156 457  
[chris@tdbre.co.uk](mailto:chris@tdbre.co.uk)



Charles Church  
01604 783 004  
[cc@underwoods.co.uk](mailto:cc@underwoods.co.uk)