

ANOTHER DEVELOPMENT BY



ASHFIELD LAND



RUSHDEN GATEWAY

A45 • NORTHAMPTONSHIRE • NN10 6AN

A NEW 28 ACRE DEVELOPMENT SITE

RETAIL | LEISURE | BUSINESS USE

LEASEHOLD & FREEHOLD PACKAGES AVAILABLE
FROM CIRCA 2,000 - 100,000 SQ FT

LOCATION



SAT NAV:
NN10 6AN

“ MIXED USE
DEVELOPMENT
WITH UNRIVALLED
ROAD
CONNECTIONS ”





“ ADJACENT TO
ONE OF THE
LARGEST OUT
OF TOWN RETAIL
DEVELOPMENTS
IN BRITAIN ”

OVERVIEW

RUSHDEN GATEWAY (www.rushdengateway.com) IS SITUATED ON JUNCTION 17 OF THE A45 ON THE NORTHERN EDGE OF RUSHDEN.

The development lies between the A45 and the Northampton Road. The A45 provides easy access to the M1, A14 and wider motorway network.

The town centre of Rushden is approximately 1.5 miles from Rushden Gateway. Nearby towns include Thrapston to the north, Wellingborough to the west and the county town of Northampton, which is located approximately 16.5 miles to the south west.

MASTERPLAN

THE TOTAL DEVELOPMENT IS APPROXIMATELY 28 ACRES AND WILL CONSIST OF RETAIL, LEISURE AND INDUSTRIAL USES.

A supermarket will anchor the scheme along with complimentary retail & leisure uses including drive-thru restaurant and coffee drive-thru. The remainder of the site will provide for healthcare, business & trade counter units along with larger industrial warehouse distribution opportunities.



“ THE A45 HAS
OVER 30,000
VEHICLE
MOVEMENTS
PER DAY ”

PLANNING

THE SCHEME WILL PROVIDE FOR MIXED USE DEVELOPMENT INCLUDING RETAIL (A1 / A2), RESTAURANT/FAST FOOD (A3 / A4 / A5), LEISURE & CAREHOME FACILITIES [D2/C1 & C2] & BUSINESS USES (B1 / B2 / B8).

LEGAL COSTS

Each party to be responsible for their own legal costs.

TERMS

Freehold and leasehold design and build packages are available – contact the agents for further information.

VAT

All figures are exclusive of VAT.

CONTACT

For more information, please contact the joint sole agents:

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