

New Industrial Unit TO LET

Unit 1116 – 18,545 sq ft / 1,723 sq m



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

FROM HERE WE CHANGE THE WORLD



This exciting NEW development at Silverstone Park provides the perfect location to work within a dynamic and vibrant community at the heart of the Silverstone Technology Cluster.

SPECIFICATION

- ► Highly prominent, standalone unit with 24/7 access
- ▼ Ability to secure site
- **U**p to 44m deep yard
- **▼** 8.0m clear internal height
- 35kN per sq m floor loading

- **▼** 2 full height loading doors
- 3 phase power (180kVA)
- ▼ Reception and office located at ground floor with suspended ceilings, raised flooring, LG7 lighting, double glazing and WCs. Ability to fit-out further offices at first floor
- **▼** 38 car parking spaces





All units offer smart, flexible space, ready for a company's bespoke fit-out.

UNIT DIMENSIONS

Description	sq ft	sq m
Warehouse	15,164	1409
Ground Floor Office	1,370	127
First Floor	2,011	187
Total	18,545	1,723

All areas are approximate GIA

PLANNING

B1, B2 and B8 uses.

SUSTAINABILITY

Targeted EPC rating of 'B' and BREEAM rating of 'Very Good'. Details available on request.

MISREPRESENTATION ACT 1967

Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate, March 2017.







For a viewing and further information, please contact:



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