

New Industrial Units TO LET

Unit 1125 – Unit 1128

Two units of 15,500 sq ft / 1,440 sq m
or One unit of 31,000 sq ft / 2,880 sq m

MEPC



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

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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

- ✔ Units with 24/7 access
- ✔ 7.0m clear internal height
- ✔ 35kN per sq m floor loading
- ✔ 2 full height loading doors
- ✔ 3 phase power (84kVA)
- ✔ 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
- ✔ 26 car parking spaces per unit



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

UNIT DIMENSIONS

UNIT 1125

Description	sq ft	sq m
Warehouse	13,145	1,221
Ground Floor Office	958	89
First Floor	1,495	139
Total	15,598	1,449

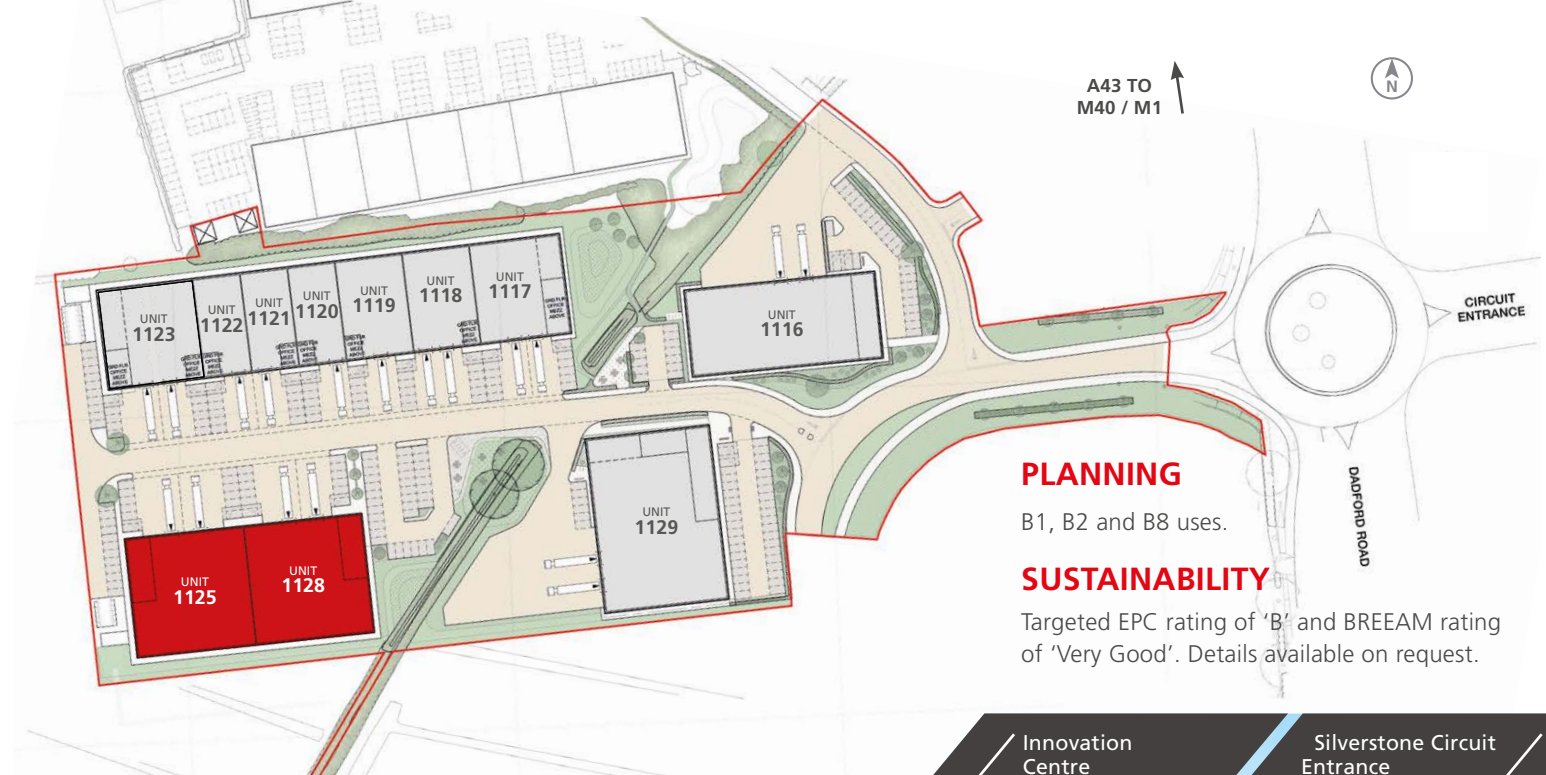
UNIT 1128

Description	sq ft	sq m
Warehouse	13,141	1,222
Ground Floor Office	972	90
First Floor	1,490	138
Total	15,603	1,450

As one unit

Total	31,201	2,899
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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.



CGI of new development facing East towards circuit entrance

For a viewing and further information, please contact:



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SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU, UNITED KINGDOM

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.



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