

# New Industrial Unit TO LET

Unit 1129 – 26,400 sq ft / 2,453 sq m



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

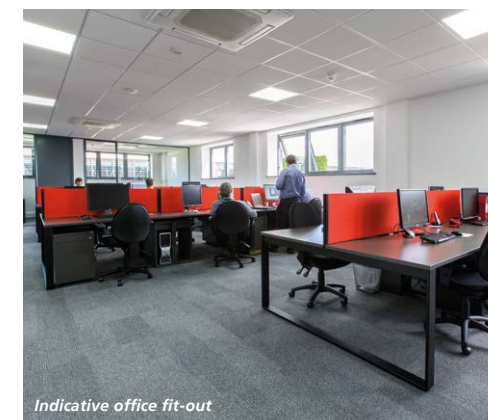
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This exciting NEW development at Silverstone Park provides the perfect location to work within a dynamic and vibrant community at the heart of the Silverstone Technology Cluster.

## SPECIFICATION

- ✔ Highly prominent, standalone unit with 24/7 access
- ✔ Ability to secure site
- ✔ Up to 49m deep yard
- ✔ 8.0m clear internal height
- ✔ 35kN per sq m floor loading
- ✔ 2 full height loading doors
- ✔ 3 phase power (281kVA)
- ✔ 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
- ✔ 45 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	19,381	1,801
Ground Floor Office	2,351	218
First Floor	4,668	434
<b>Total</b>	<b>26,400</b>	<b>2,453</b>

All areas are approximate GIA

## PLANNING

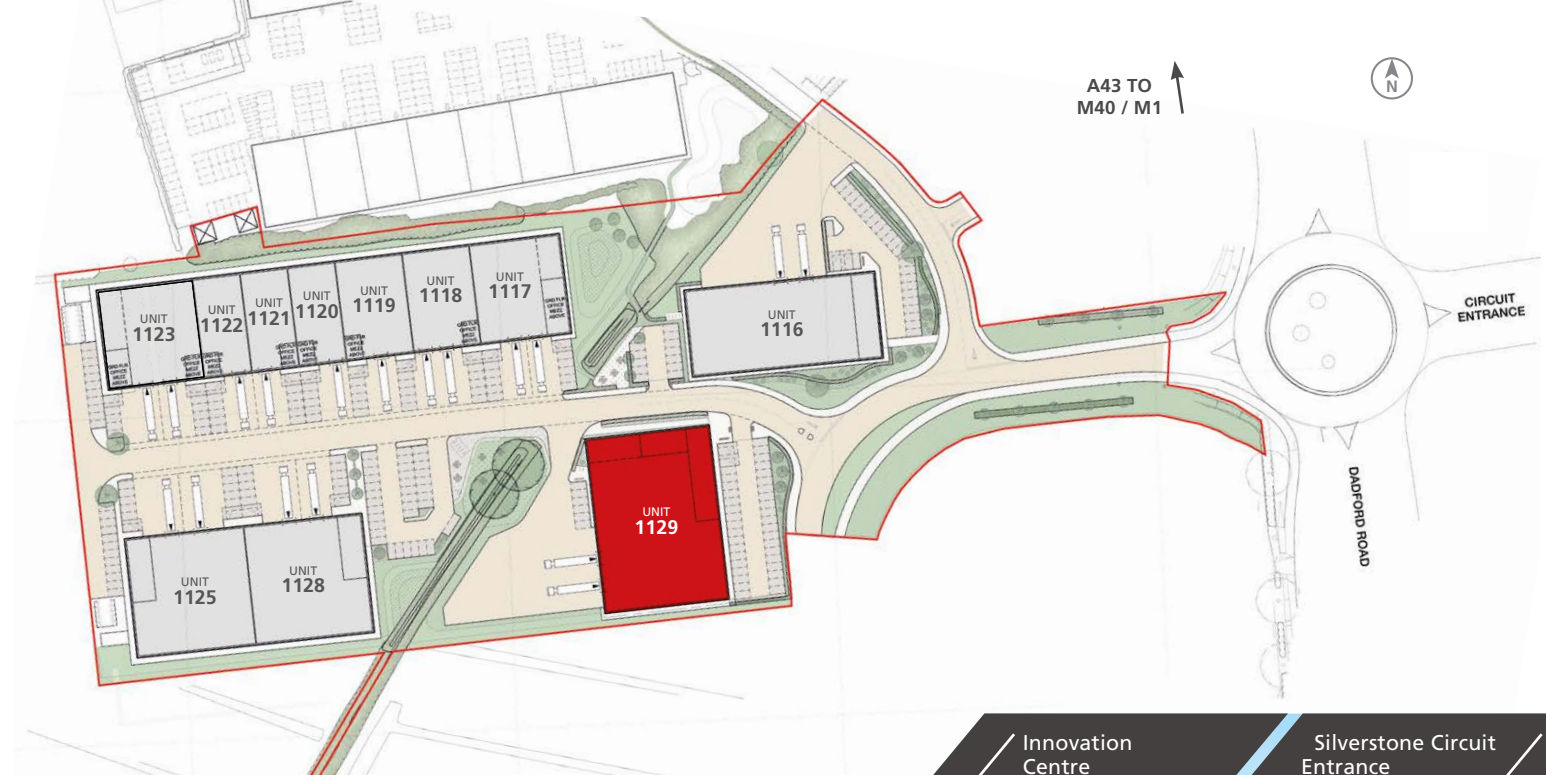
B1, B2 and B8 uses.

## 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.



CGI of new development facing East towards circuit entrance

For a viewing and further information, please contact:



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