

New Industrial Units TO LET

Unit 1117 – 11,239 sq ft / 1,044 sq m

Unit 1123 – 12,467 sq ft / 1,158 sq m **NOW LET**



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 units with 24/7 access
- ✔ 7.0m clear internal height
- ✔ 35kN per sq m floor loading
- ✔ 2 full height loading doors
- ✔ 3 phase power (95kVA)
- ✔ 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
- ✔ 19 car parking spaces



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

UNIT DIMENSIONS

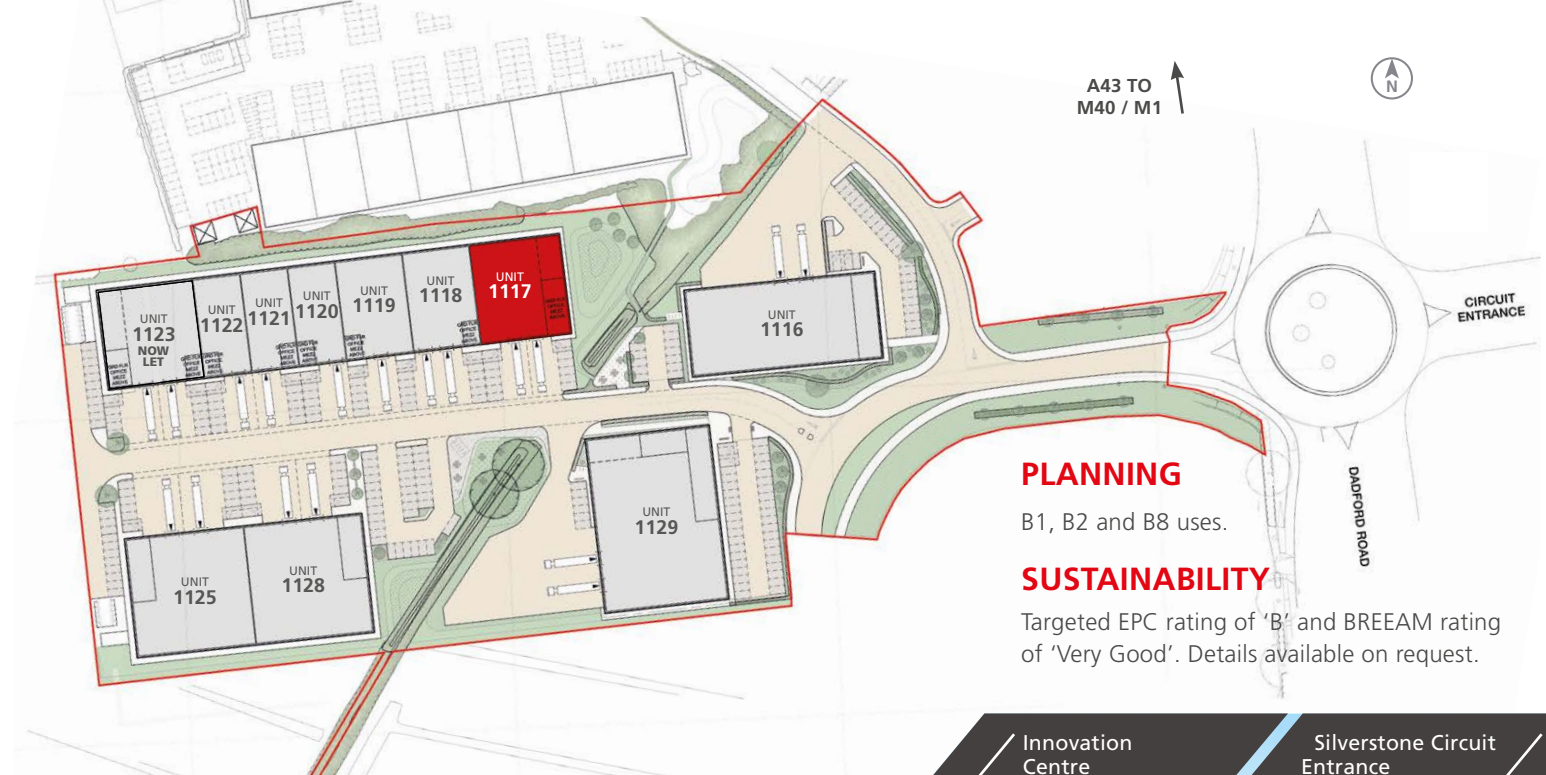
UNIT 1117

Description	sq ft	sq m
Warehouse	8,199	762
Ground Floor Office	748	69
First Floor	2,292	213
Total	11,239	1,044

UNIT 1123 NOW LET

Description	sq ft	sq m
Warehouse	9,109	846
Ground Floor Office	368	34
First Floor	2,990	278
Total	12,467	1,158

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.



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, December 2017.



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