

New Industrial Unit TO LET

Unit 1125

Providing 15,598 sq ft (1,449 sq m)

MEPC



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

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SIGNIFICANT BUSINESS RATES SAVINGS FOR 5 YEARS*



Silverstone Park provides the perfect location to work within a dynamic and vibrant community at the heart of the Silverstone Technology Cluster. Completed to a high standard, unit 1125 is immediately available and benefits from the following key specifications:

- ✔ Units with 24/7 access
- ✔ Minimum 7.0m clear internal height
- ✔ 35kN per sq m floor loading
- ✔ 2x 3.96m wide by 4.98m high roller shutter doors per unit
- ✔ 3 phase power (84kVA)
- ✔ Superfast broadband connectivity and fibre on-site
- ✔ Generous roof light provision
- ✔ 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

BUSINESS RATES SAVINGS

Due to the Park's Enterprise Zone status qualifying occupiers can benefit from a maximum of £275,000 business rates savings over a five year period. Typically buildings of 15,000 sq ft and below will therefore not incur business rates during this period.



Unit 1125 interior



Indicative office fit-out

* subject to Enterprise Zone criteria

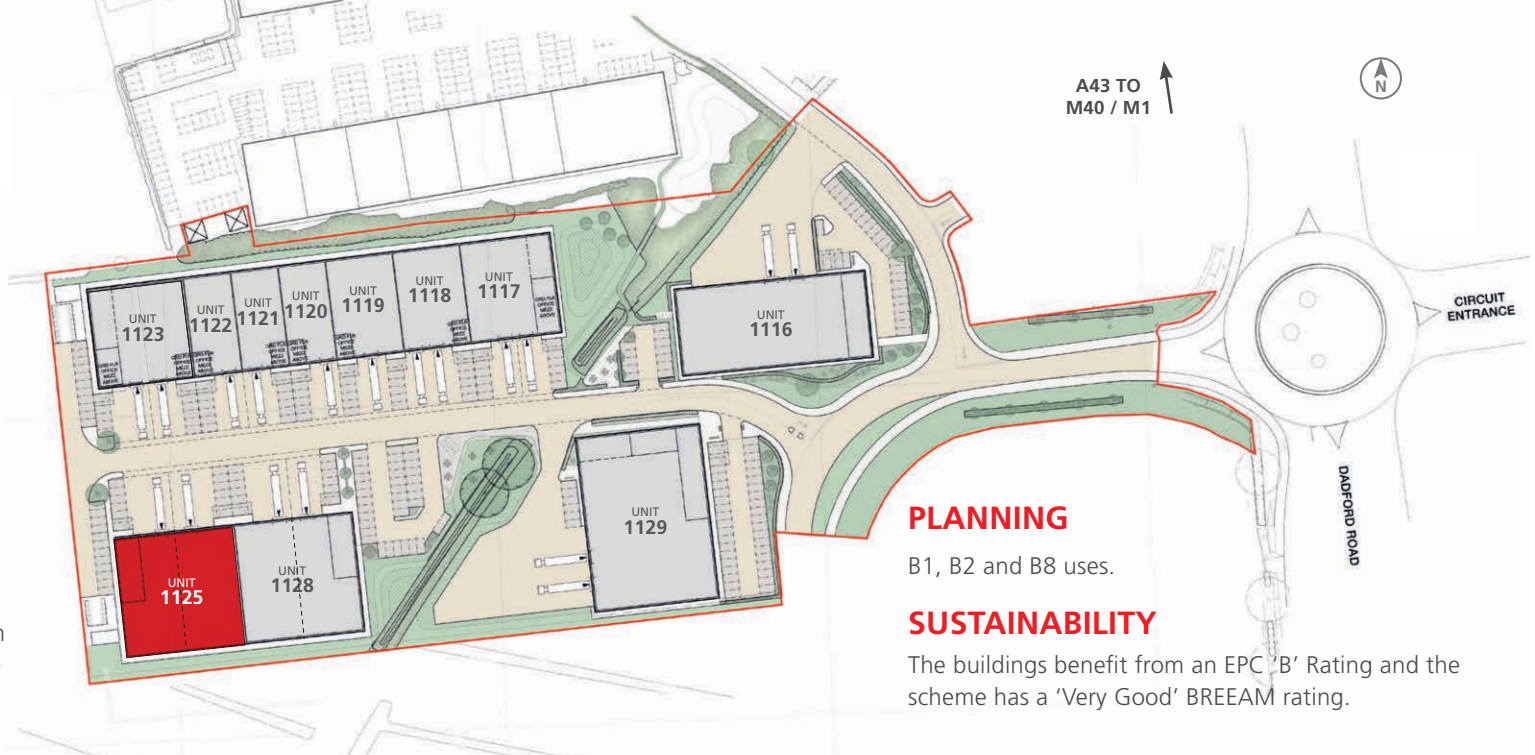
ACCOMMODATION

The unit provides the following approximate gross internal floor areas:

	Description	sq ft	sq m
UNIT 1125	Warehouse	13,145	1,221
	Ground Floor Office	958	89
	First Floor	1,495	139
TOTAL		15,598	1,449

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 GIA, May 2018.

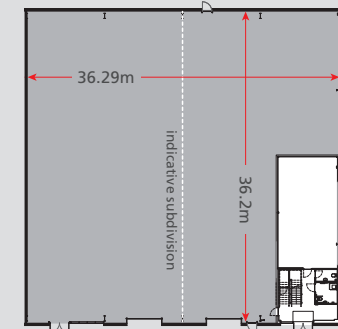
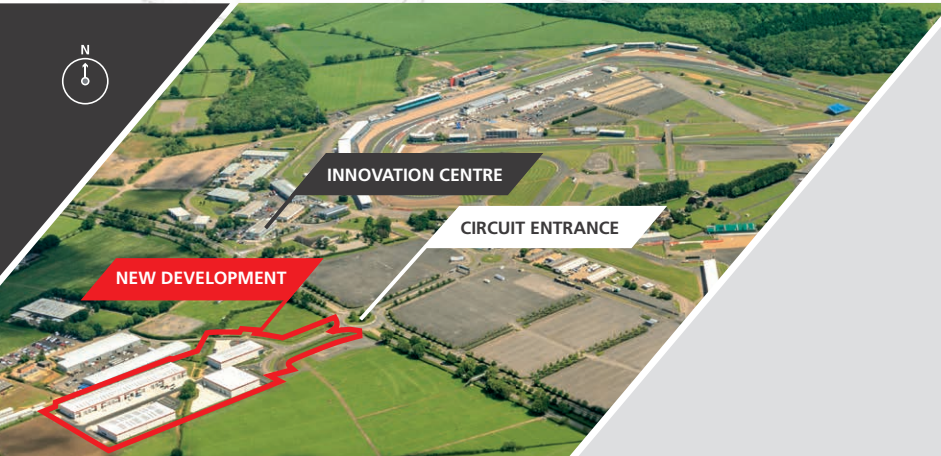


PLANNING

B1, B2 and B8 uses.

SUSTAINABILITY

The buildings benefit from an EPC 'B' Rating and the scheme has a 'Very Good' BREEAM rating.



First floor not shown. Approximate dimensions for guidance.

For a viewing and further information, please contact:

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