

# New Industrial Unit TO LET

## Building 1166

Providing 30,116 sq ft (2,798 sq m)

MEPC



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

TOGETHER WE CHANGE THE WORLD



Silverstone Park provides the perfect location for companies that need a central location within the Silverstone Technology Cluster, to access skills and consider new business opportunities.

Occupying companies also benefit from being in close proximity to the Park's four world-class specialist engineering facilities:

- ✔ [Digital Manufacturing Centre](#)
- ✔ [Silverstone Sports Engineering Hub](#)
- ✔ [Electro-Magnetic Testing/ Anechoic Chambers](#)
- ✔ [Metrology Facility with Hexagon Manufacturing Intelligence](#)

MEPC are delighted to announce this further stage of development at Silverstone Park. Unit 1166 is in a prime location along the Dadford road and is one of four detached units available within this next phase of development. We would very much welcome initial conversations with anyone keen to explore this opportunity.

## SPECIFICATION

- ✔ Loading of 50KN/m<sup>2</sup> to all areas and rack leg loading of 100KN placed in a back-to-back situation
- ✔ 10m clear height to underside of haunch
- ✔ Fully serviced – access to enhanced power capacity (subject to negotiation)
- ✔ 3 full height loading doors, 5.0m high x 4.0m wide
- ✔ Suitable for use classes E(g)(ii) (R&D), E(g)(iii) (light industrial), B2 (general industrial) and B8 (storage or distribution)
- ✔ Smart reception area with toilets and stairs leading to first floor
- ✔ Targeting BREEAM excellent
- ✔ Targeting EPC 'A' Rating
- ✔ Minimum 34.5m yard depth
- ✔ Allocated parking



## ACCOMMODATION

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

The building provides the following approximate gross internal floor areas:

	Description	sq ft	sq m
<b>BUILDING 1166</b>	Unit	27,423	2,548
	Office	2,693	250
	<b>TOTAL</b>	<b>30,116</b>	<b>2,798</b>

## 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, September 2023.



## PLANNING

E(g)(ii) (R&D), E(g)(iii) (light industrial), B2 (general industrial) and B8 (storage or distribution)

## SUSTAINABILITY

This building is targeting an EPC A Rating.

## POWER PROVISION

422 kVA



North Elevation



West Elevation



East Elevation

For a viewing and further information, please contact:

**DTRE**

Jamie Catherall  
07718 242693  
jamie.catherall@dtre.com

Ollie Withers  
07496 852526  
ollie.withers@dtre.com

Lambert  
Smith  
Hampton

Edward Lifely  
07938 737436  
ELifely@lsh.co.uk

Emma Kibble  
07395 885801  
EKibble@lsh.co.uk

silverstone-park.com

Silverstone Park,  
Towcester, NN12 8FU,  
United Kingdom

**SILVERSTONE PARK™**

silverstone-park

@silverstoneparkuk

MEPCSilverstonePark

@SilverstonePark

TOGETHER WE CHANGE THE WORLD