

New Industrial Unit TO LET

Building 1136

Providing 90,473 sq ft (8,405 sq m)

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.

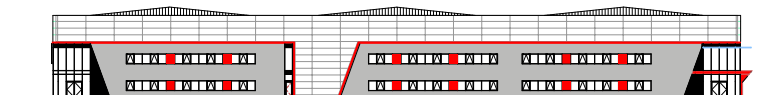
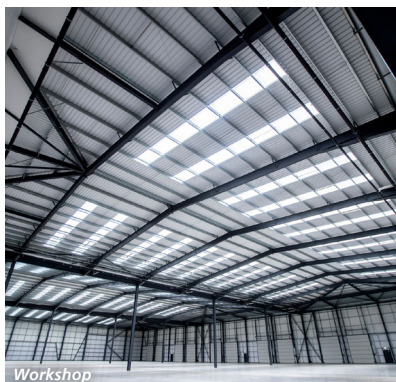
Occupying companies also benefit from being in close proximity to the Park's four world-class specialist engineering facilities:

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

Completed July 2022, Unit 1136, a detached unit, is one of four units built as part of this latest phase of development.

SPECIFICATION

- ✔ Highly prominent unit with 24/7 access
- ✔ 10m clear internal height
- ✔ 50kN per sq m floor loading
- ✔ 12 full height loading doors, 5.0m high x 4.0m wide
- ✔ Minimum 35m yard depth
- ✔ 3 phase power
- ✔ Smart reception area with toilets and stairs leading to first floor
- ✔ Ground and first floor area
- ✔ Allocated car parking



East elevation

ACCOMMODATION

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

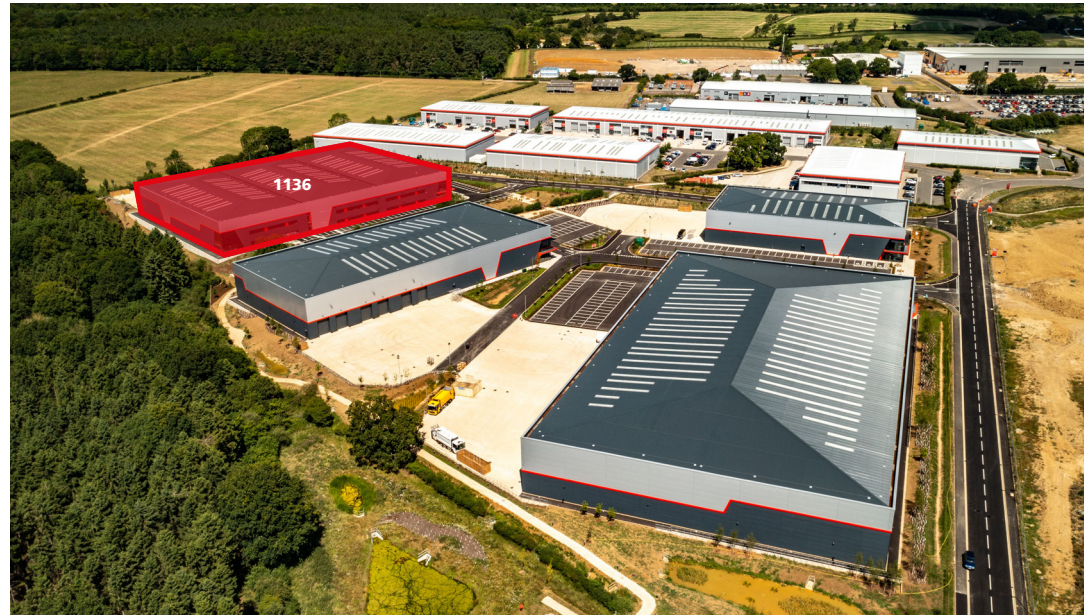
The building provides the following approximate gross internal floor areas:

BUILDING 1136

Description	sq ft	sq m
Unit	77,099	7,163
First Floor Mezzanine Area	13,374	1,242
TOTAL	90,473	8,405

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.

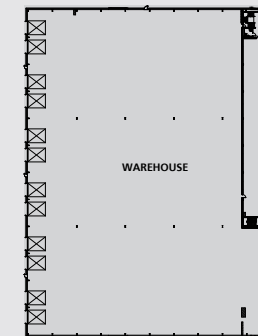
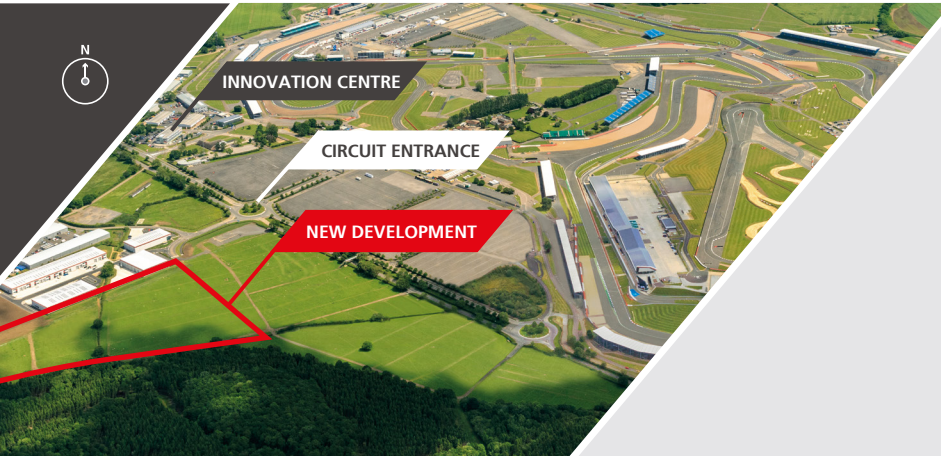


PLANNING

B1b, B1c, B2 or B8 uses.

SUSTAINABILITY

This building has an EPC A Rating.



Ground Floor



First Floor Area

For a viewing and further information, please contact:



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