

New Hybrid Industrial Unit TO LET

Building 2125

Providing 10,241 sq ft (951 sq m)

MEPC



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8GX

FROM HERE WE CHANGE THE WORLD



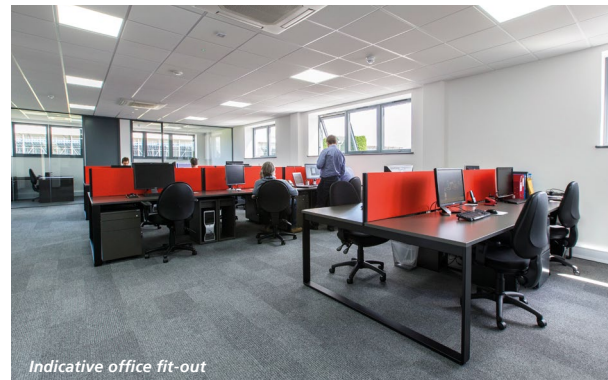
Silverstone Park provides the perfect location for companies that need a central location within the Silverstone Technology Cluster, to access skills and consider new business opportunities.

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 2125, a semi-detached unit at the main entrance to Silverstone Park, available within its next phase of development. We would very much welcome initial conversations with anyone keen to explore this opportunity.



SPECIFICATION

- ✓ Targeting BREEAM excellent
- ✓ Fully serviced – access to enhanced power capacity (subject to negotiation)
- ✓ Use classes include: R&D, light and general industrial, storage and distribution (B1b, B1c, B2 or B8)
- ✓ Loading of 50KN/m²
- ✓ Targeting EPC 'A' Rating
- ✓ 8m clear height to underside of haunch
- ✓ 5m high roller shutter door
- ✓ Smart reception area with toilets and stairs leading to first floor
- ✓ First floor offices fitted to Cat A
- ✓ 18m 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
BUILDING 2125	Unit	7,431	690
	Office	2,810	261
	TOTAL	10,241	951

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, February 2024.



PLANNING

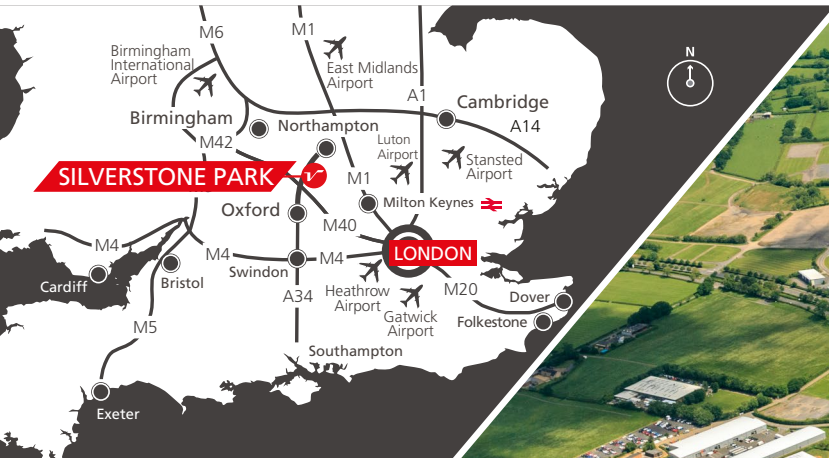
B1b, B1c, B2 or B8 uses.

SUSTAINABILITY

This building is targeting an EPC A Rating.

POWER PROVISION

286 kVa



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,
Silverstone,
Towcester, NN12 8FU,
United Kingdom

 silverstone-park

 @silverstoneparkuk

 MEPCSilverstonePark

 @SilverstonePark

 SILVERSTONE PARK™

TOGETHER WE CHANGE THE WORLD

These particulars contain general information only (Particulars) to assist interested purchasers/lessees (Recipients) and may not be accurate, complete or up to date. These Particulars should not be relied upon, and no responsibility or liability is or will be accepted by the vendor/lessor or its agent(s) (or by any subsidiary or respective officer/employee) for the adequacy, accuracy or completeness of these Particulars (or of any other information, notice or document supplied or made available to Recipients). Responsible Property Investment ("RPI"). Hermes Real Estate Investment Management Limited/Hermes Investment Management Limited defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets." This property has been developed recognising this policy. Hermes Real Estate Investment Management Limited/Hermes Investment Management Limited encourages Occupiers to embrace its RPI policy. Lease Code: Follow the www.commercialleascode.co.uk