

UNIT 2265

End-terrace industrial / workshop unit

5,696 sq ft / 530 sq m

**SILVERSTONE
PARK**



/ THE CAMPUS FOR FUTURE INNOVATION

TOGETHER **W_e** CHANGE THE WORLD

THE CAMPUS

Silverstone Park is the technology and advanced engineering campus that's defining our futures.

Building on its reputation as an unparalleled hub of innovation, our unique campus helps to maximise productivity for the 90+ businesses that call it home, ranging from ambitious SMEs and start-ups to global industry leaders.

Becoming part of our welcoming community also brings unrivalled opportunities to work alongside like-minded pioneers in a globally renowned, centrally located environment.

Additionally, Silverstone Park boasts three next-generation centres of excellence on-site, providing businesses with direct access to vital engineering equipment and R&D capabilities.

WORLD-CLASS SPECIALIST FACILITIES

- > Electromagnetic Testing
- > Sports Engineering Testing
- > Digitalised Additive Manufacturing



THE BUILDING

Unit 2265 is an end terrace industrial or workshop unit located to the east of the Silverstone Park campus.

The building provides a high-quality flexible workspace superbly situated next to Silverstone Circuit. Neighbouring businesses include Applus+, Performance Projects and Soren Motorsports.

SPECIFICATION

- › Two roller shutter doors:
2.9m wide x 3.9m high
- › Minimum eaves height: 4.0m
- › Car parking: 11 spaces
- › Flexible warehouse layout
- › Modern office accommodation



UNIT 2265

THE SPACE

Unit 2265 offers modern, flexible industrial or workshop space ready for bespoke fit-out.

ACCOMMODATION

The building provides the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	4,818	448
First Floor Mezzanine Area	878	82
TOTAL	5,696	530

Subject to measurement.

PLANNING

B1b, B1c, B2 or B8 uses.

EPC RATING

A

B

C

D

E

F

G

TOGETHER *WE* CHANGE THE WORLD

THE SPACE

Key

- Main Ground Floor Workspace
- Ground Floor WC
- First Floor Space

Ground Floor

First Floor

Isometric view of space

THE AMENITIES

Designed around your day.

Silverstone Park continues to invest in facilities that support occupiers, their teams and their working day. Opening shortly, a new café, gym and nursery will enhance wellbeing, work life balance and the overall occupier experience across the Park.



CAFÉ

A contemporary on-site café based within the Innovation Centre.

It provides a convenient social hub for occupiers and visitors, with catering options for meetings and events alongside informal space for breaks and networking.



GYM & FITNESS

A conveniently located on-site gym and fitness studio designed to support occupiers' health and wellbeing.

The facility includes modern training space and high-quality changing amenities, enabling everyday access to fitness.



DAY NURSERY

A purpose-built children's nursery, located opposite the Innovation Centre in the Evolve development and delivered by Little Doves Day Nursery, providing 80 childcare places.

Designed to support working parents within the Park community, it offers high-quality, accessible childcare support for working parents and families.

THE FLEXIBILITY

Silverstone Park offers a diverse range of adaptable workspaces, equipping tenants with the essential tools to start, scale and succeed in their businesses.



VIRTUAL TENANCY

Virtual tenancies are perfect for businesses that don't require a fixed office but want to project a professional image with the credibility of the Silverstone brand. Virtual tenants can also benefit from the Park's networking opportunities, community events and access to meeting rooms when needed.



AGILE WORKSPACE

The Innovation Centre features Silverstone Park's agile workspace, designed to offer the perfect location to work day-to-day on an ad hoc basis. The space also includes acoustic swivel booths for private calls and a comfy sofa area ideal for informal meetings, get-togethers and presentations.



OFFICE SPACE

High-quality office space is crucial for fostering productivity, enhancing employee well-being and creating a professional environment that reflects the values and aspirations of a business. Silverstone Park's offices are available on simple, flexible terms and include access to kitchen facilities as well as a friendly reception team to welcome employees and guests.



COMMERCIAL SPACE

The superior quality of Silverstone Park's commercial space is evidenced by the world-leading businesses that have chosen to make it their home. The Park can accommodate any business requirement, from small flexible-term workshops to R&D units and large industrial spaces with long leases.



BESPOKE BUILDS

For businesses that require a custom solution beyond what is readily available, bespoke industrial builds are essential for optimising operational efficiency and creating a platform for future growth. Silverstone Park can facilitate the design and construction of large-scale bespoke buildings, precisely tailored to enable a business to reach its goals and propel success.

S T A R T S C A L E S U C C E E D

JOIN US

If you're an ambitious and innovative business looking to start, scale or succeed, please get in touch.

Click / Scan QR for more:



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.commercialleasecode.co.uk. 31 December 2025.



LOCATION

Silverstone Park, situated at the heart of the UK, lies within Motorsport Valley® and the Oxford-Cambridge Arc, offering excellent access to the rest of the country.

