

UNIT 1145

Modern industrial / warehouse unit

10,450 sq ft / 971 sq m

**SILVERSTONE
PARK**



AVAILABLE OCTOBER 2025

/ 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 1145 is an end terraced unit to the west of the estate.

The unit features steel portal frame construction with modern profile steel cladding and offers a range of high-quality amenities, including an electric level access loading door, a three-phase power supply, and a ground floor office with ancillary accommodation.

SPECIFICATION

- › Highly prominent unit with 24/7 access
- › 7.0 clear internal height
- › 50kN per sq m floor loading
- › A full height loading door, 5.0m high x 4.0m wide
- › 3 phase power
- › Reception area with toilets and stairs leading to first floor
- › Ground floor office
- › First floor office with lighting and heating/cooling
- › Allocated car parking



THE SPACE

Unit 1145 offers modern, flexible industrial or workshop space ready for bespoke fit-out.

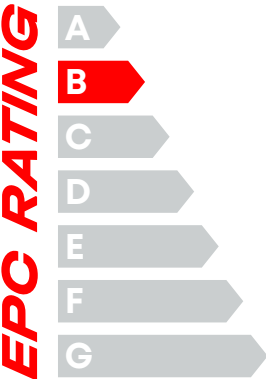
ACCOMMODATION

The building provides the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground	8,145	757
First Floor	2,305	214
TOTAL	10,450	971

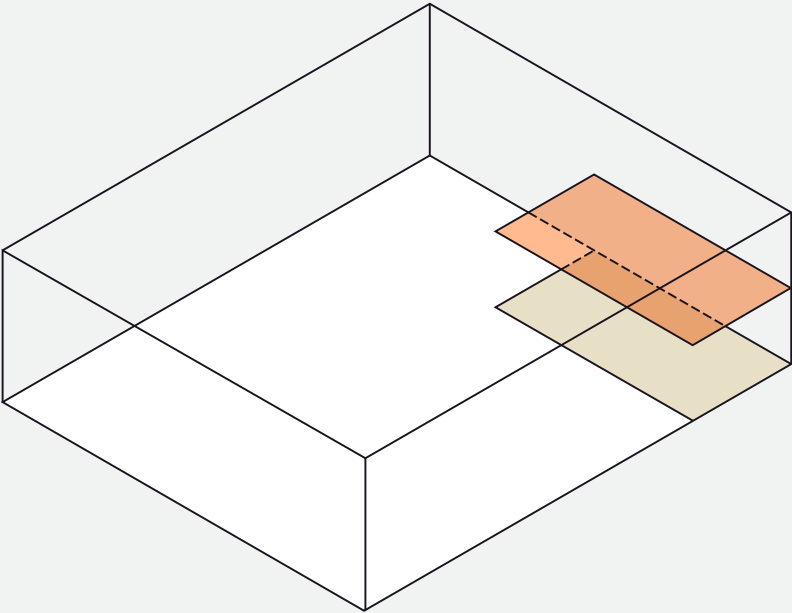
PLANNING

B1b, B1c, B2 or B8 uses.



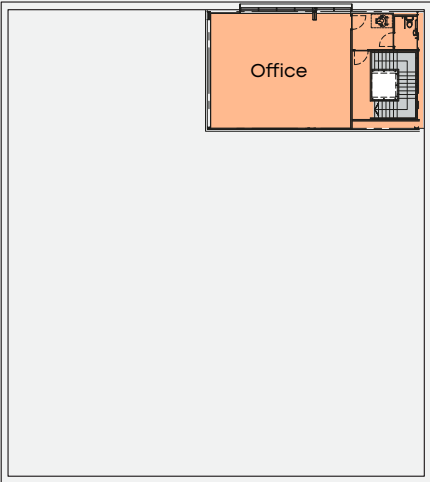
Key

- Main Ground Floor Workspace
- Ground Floor Office Space
- First Floor Space

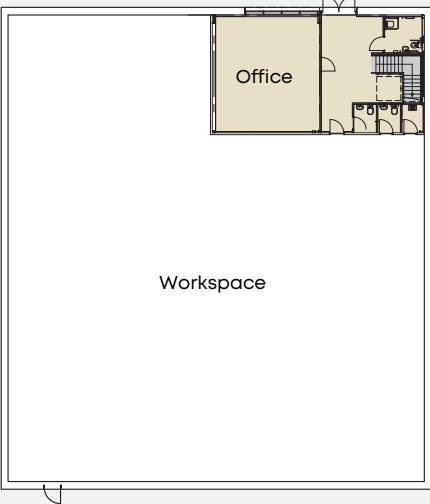


Isometric view of space

First Floor



Ground Floor



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.

START SCALE SUCCEED

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:



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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.

