

# New Industrial Unit TO LET

## Unit 1128

Providing 8,633 sq ft (802 sq m)

MEPC



SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

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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
- ✓ Electro-Magnetic Testing/ Anechoic Chambers
- ✓ Silverstone Sports Engineering Hub
- ✓ Metrology Facility with Hexagon Manufacturing Intelligence

Unit 1128 benefits from the following key specifications:

### SPECIFICATION

- ✓ Highly prominent unit with 24/7 access
- ✓ Minimum 7.0m clear internal height
- ✓ 35kN per sq m floor loading
- ✓ Roller shutter door – 3.96m wide by 4.98m high
- ✓ EPC A Rating
- ✓ 3 phase power
- ✓ Generous roof light provision
- ✓ Reception and office located at ground floor with suspended ceilings, raised flooring, double glazing and WCs. Ability to fit out further offices at first floor
- ✓ Allocated parking



Indicative workshop

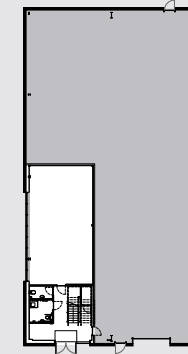
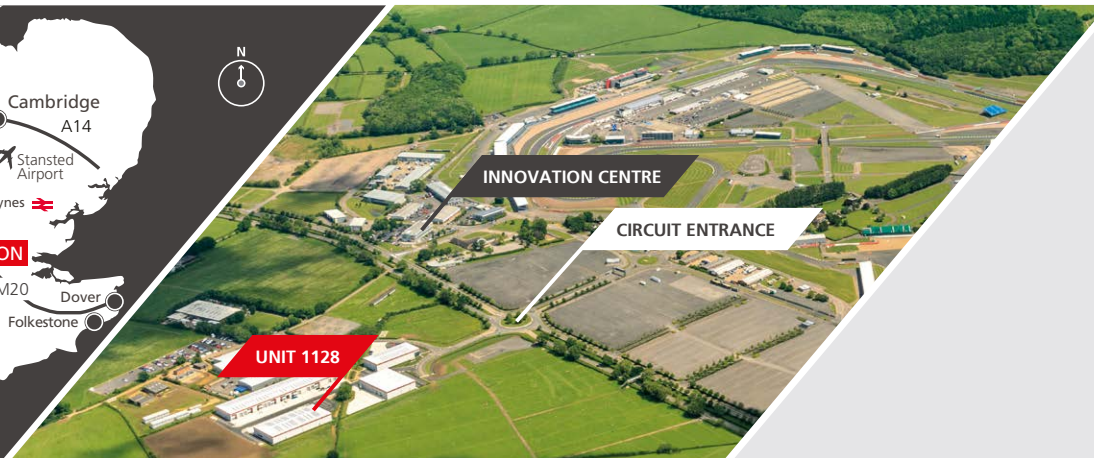
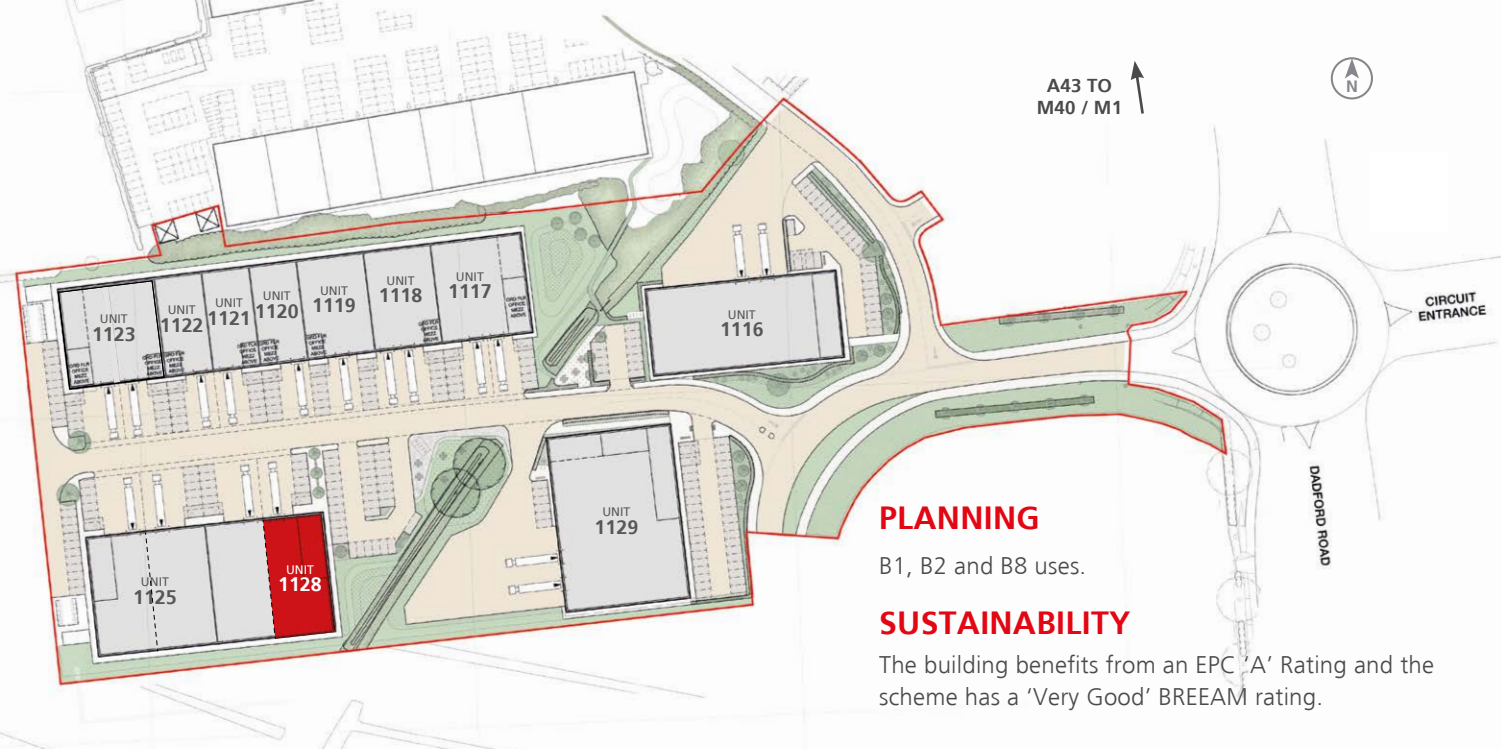


Indicative first floor area

The unit provides the following approximate gross internal floor areas:

	Description	sq ft	sq m
<b>UNIT 1128</b>	Warehouse and office	664	7,144
	First Floor	138	1,489
	<b>TOTAL</b>	<b>802</b>	<b>8,633</b>

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 2023.

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