

UNIT 1118

Modern industrial / warehouse and office unit

9,930 sq ft / 923 sq m

**SILVERSTONE
PARK**

1118

/ THE CAMPUS FOR FUTURE INNOVATION

TOGETHER ***We*** 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



UNIT 1118
/// trooper.youths.emptyed

THE BUILDING

Unit 1118 is a high-quality terrace space in a vibrant part of the Campus, near Lotus, Envision Racing, and DTO Motorsport.

Designed for modern, high-performance businesses, the unit provides a contemporary workspace with a 7.0m clear internal height, 3-phase power, and two 3.96m × 4.98m roller shutter doors. Inside, it features a welcoming reception, ground and first-floor offices, and a first-floor kitchen, supported by superfast fibre connectivity and allocated parking.

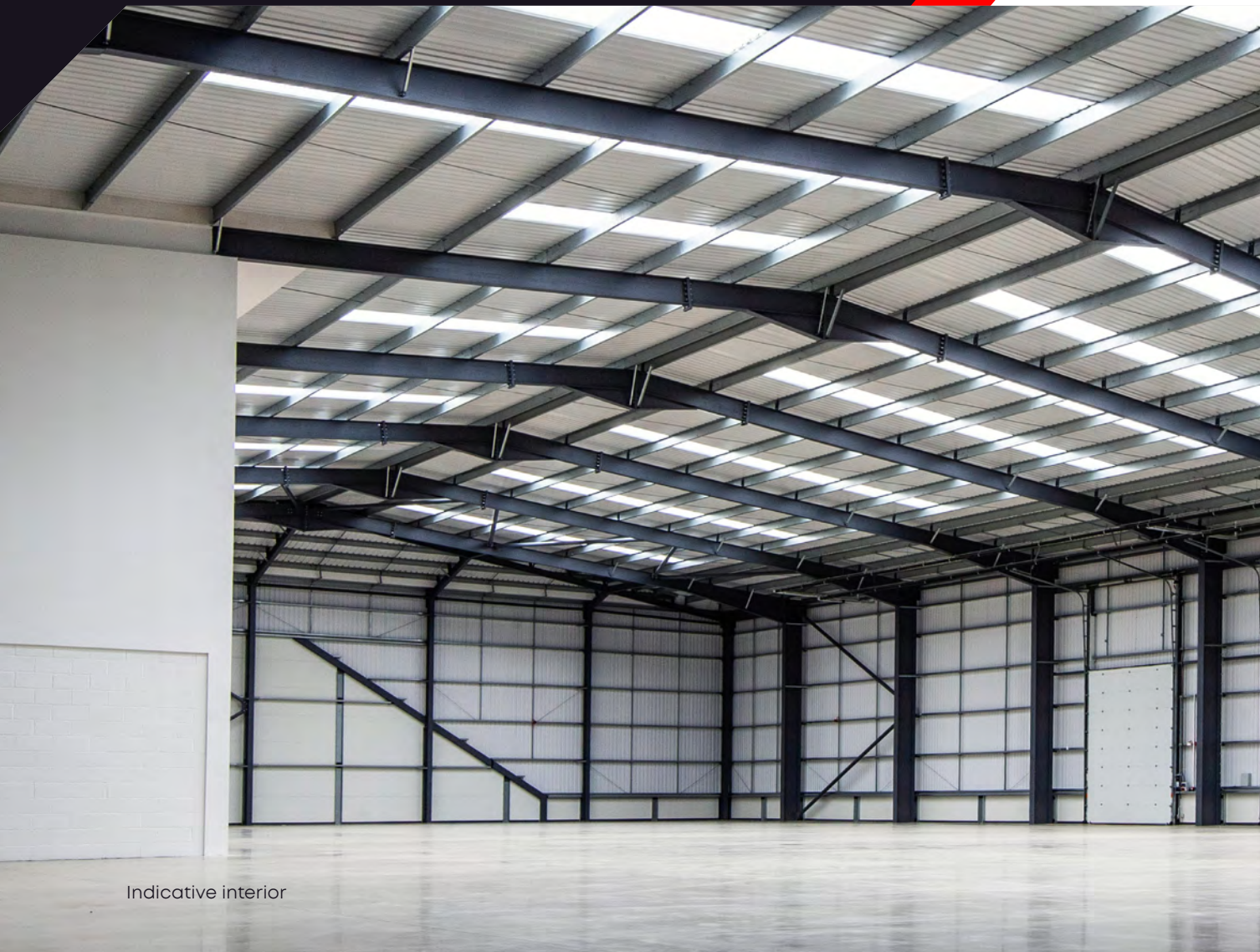
SPECIFICATION

- › Unit with 24/7 access
- › 7.0 clear internal height
- › Two roller shutter doors
- › 3.96m wide by 4.98m high roller shutter doors
- › 3 phase power
- › Reception area with toilets
- › Ground floor office
- › First floor offices
- › First floor kitchen
- › Superfast broadband connectivity and fibre on site
- › Allocated car parking



THE SPACE

A modern, well-equipped workspace set in a buzzing part of the Campus alongside leading tech and motorsport businesses.



Indicative interior

ACCOMMODATION

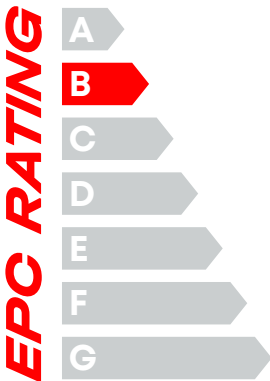
The building provides the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground	6,618	615
First Floor	3,312	308
TOTAL	9,930	923

Subject to final measurement.

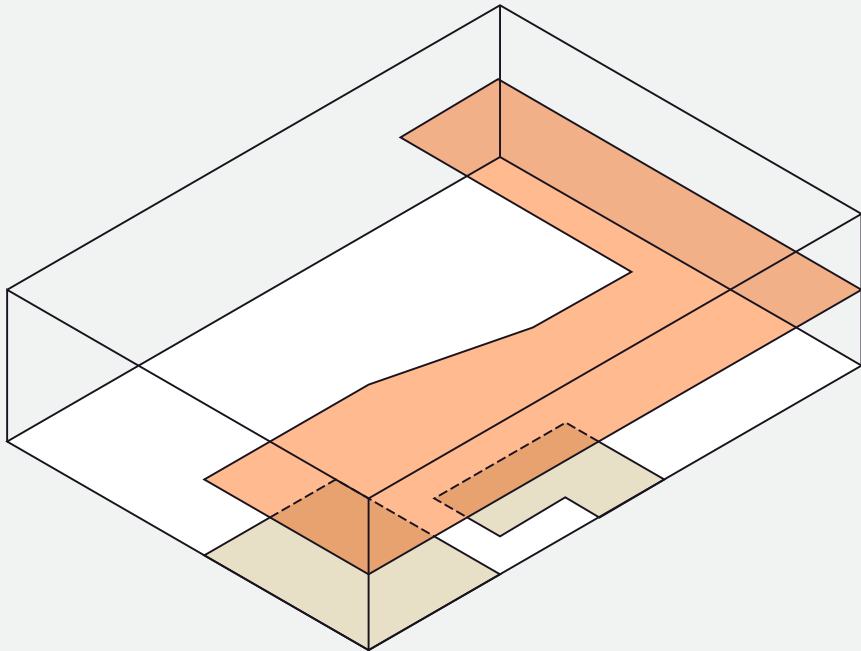
PLANNING

B1, B2 and B8 uses.



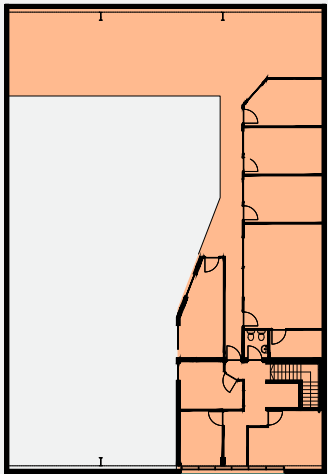
Key

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

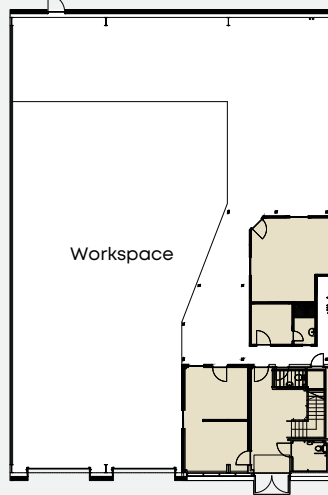


Isometric view of space

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.

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:

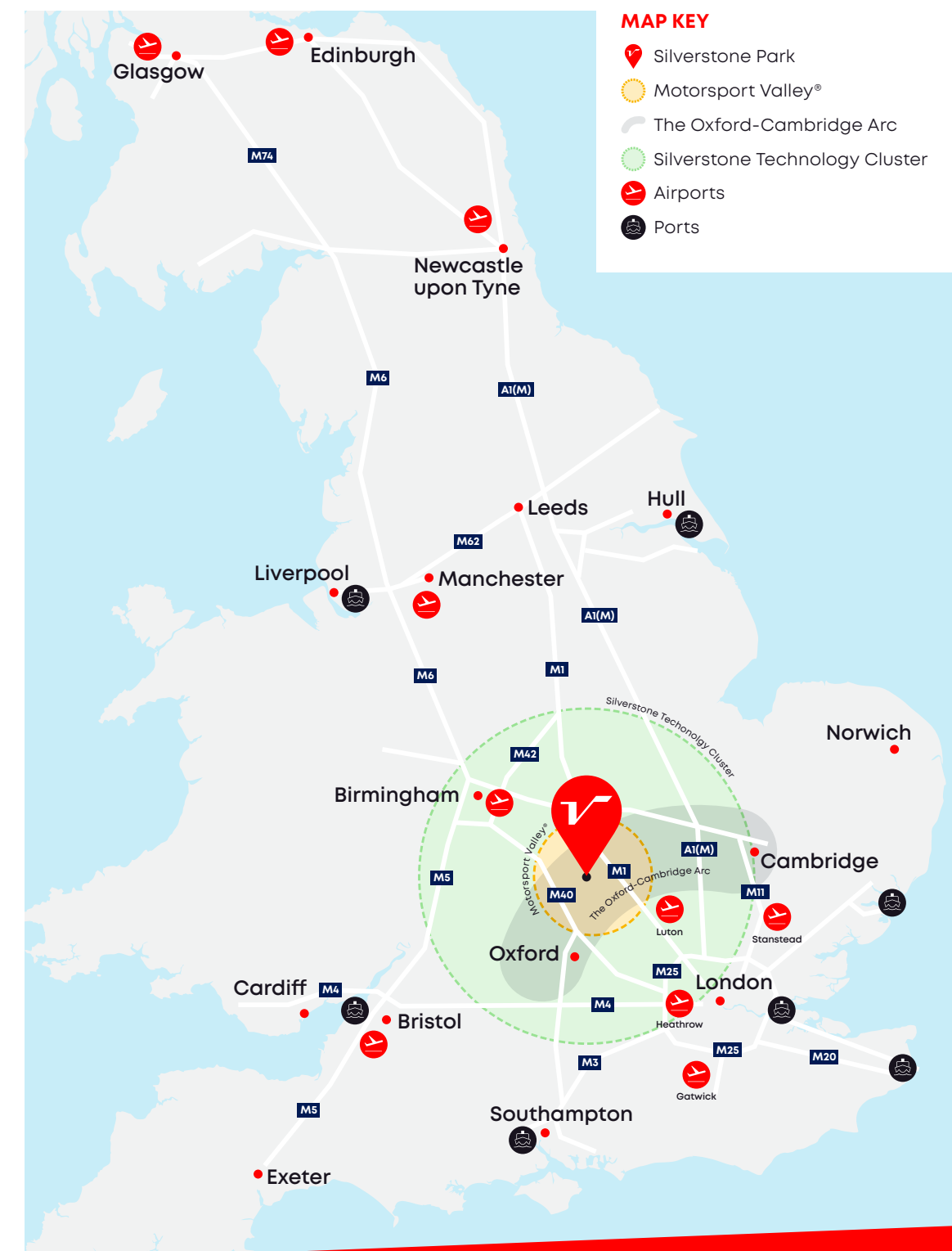
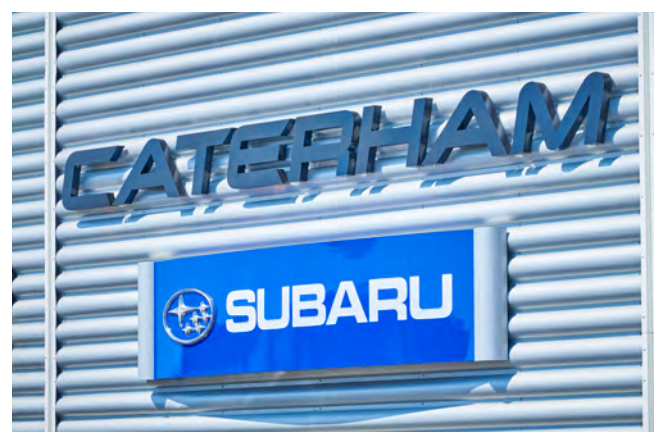


These particulars contain general information only (Particulars) to assist interested purchasers/lessees (Recipients) and may not be accurate, complete or up to date. These Particulars should not be relied upon, and no responsibility or liability is or will be accepted by the vendor/lessor or its agent(s) (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



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.



SILVERSTONE-PARK.COM

Silverstone Park / Silverstone / NN12 8GX

TOGETHER  **WE CHANGE THE WORLD**

JOIN US