

# New Industrial Unit TO LET

## Building 1134

Providing 48,083 sq ft (4,467 sq m)

SILVERSTONE PARK, SILVERSTONE, TOWCESTER, NN12 8FU

TOGETHER 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.

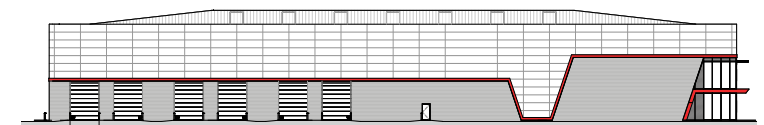
Occupying companies also benefit from being in close proximity to the Park's four world-class specialist engineering facilities:

- ✔ [Digital Manufacturing Centre](#)
- ✔ [Silverstone Sports Engineering Hub](#)
- ✔ [Electro-Magnetic Testing/ Anechoic Chambers](#)
- ✔ [Metrology Facility with Hexagon Manufacturing Intelligence](#)

Completed July 2022, Unit 1134, a detached unit, is one of four units built as part of this latest phase of development.

### SPECIFICATION

- ✔ Highly prominent unit with 24/7 access
- ✔ 10m clear internal height
- ✔ 50kN per sq m floor loading
- ✔ 6 full height loading doors, 5.0m high x 4.0m wide
- ✔ Minimum 35m yard depth
- ✔ 3 phase power
- ✔ Smart reception area with toilets and stairs leading to first floor
- ✔ First floor offices
- ✔ Allocated car parking



East elevation

## 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
<b>BUILDING 1134</b>	Unit	43,673	4,057
	Offices	4,410	410
	<b>TOTAL</b>	<b>48,083</b>	<b>4,467</b>

## 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, September 2023.

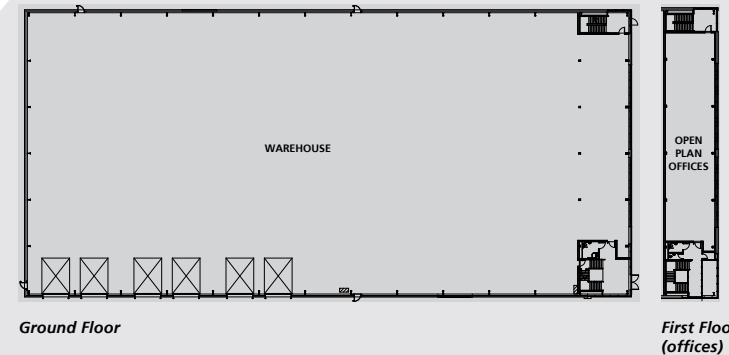
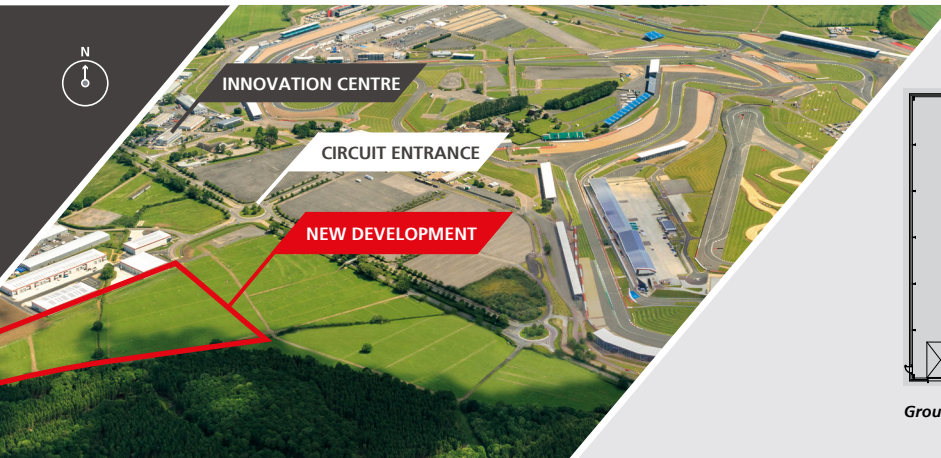


## PLANNING

B1b, B1c, B2 or B8 uses.

## SUSTAINABILITY

This building has an EPC A Rating.



For a viewing and further information, please contact:

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