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MEPC



# PRESS RELEASE

TUESDAY 15 NOVEMBER 2016



## **125,000 SQ FT OF NEW INDUSTRIAL UNITS COMPLETE AT SILVERSTONE PARK**

MEPC has completed its latest speculative development of 125,000 sq ft of industrial units at Silverstone Park on time and on budget. The units range in size from 5000 sq ft to 30,000 sq ft under one roof and 50% of the scheme is already under offer.

The HQ-style industrial units provide a blank canvass, ready for an occupier's bespoke fit-out. They stand in newly landscaped campus style facilities, opposite the main entrance to the Silverstone Grand Prix circuit.

MEPC's Roz Bird, Commercial Director for Silverstone Park, commented: "We are delighted with this new development, the latest stage in MEPC's plan to create a global destination for high tech engineering, innovation and business development at Silverstone Park.

"Fifty per cent of these new units are already under offer and we are aware that there is a reducing supply of

accommodation of this size in the area.

“We and our appointed letting agent Dowley Turner Real Estate very much look forward to taking enquiries and conducting viewings – without obligation – with high tech companies seeking more space and also at the scenario planning stage.”

She added: “We are close to agreeing the details of our Enterprise Zone status with Buckinghamshire Thames Valley Local Enterprise Partnership. These new units fall within that zone.

“Once agreed companies will be able to apply for business rate relief of up to £55,000 per year or £275,000 in a five-year period. This could make a real difference to high growth companies who need to keep an eye on cash flow but who would benefit greatly from being located at Silverstone Park.”

MEPC’s Senior Development Manager Ben Leefield said: “We are delighted to complete this project on time and to budget – the construction of these new units is to a very high standard and our appointed building contractor Readie has been excellent to work with. We look forward to welcoming stakeholders in a few weeks for an official opening.”

### **Specification**

This prominent new development – address 1116-1129 Silverstone Park – provides the perfect location for engineering, innovation and business development.

All units in this new development are available to let and offer smart, flexible space ready for a company’s bespoke fit-out. Specification:

- 7-8m clear internal height
- 5m high loading doors
- 35kN per sq m floor loading
- 3 phase power (from 80-280kVA)
- Generous car parking
- Ability to secure site
- Office content located at ground floor with suspended ceilings, raised flooring, LG7 lighting, double glazing and WCs
- Smart arrival experience with reception, WCs and stairs to first floor

The units are arranged as follows:

- Self-contained/Unit 1 – 1116 (18,000 sq ft)
- Self-contained/Unit 14 – 1129 (25,000 sq ft)
- Terraces/Units 2-9 – 1117-1124
- Terraces/Units 10-13 – 1125-1128

Units 2-9 range in size with four at 5,000 sq ft, three at 7,000 sq ft and a further one at 11,000 sq ft.

Numbers 10-13 consist of two 15,000 sq ft units with the option of these being opened up to create one larger 30,000 sq ft unit or even split into four smaller premises.

[CLICK HERE](#) for more details about this development and availability.

Furthermore the units are at the heart of the exciting new [Silverstone Technology Cluster](#) which MEPC and its partners have quickly helped to position on the radars of Government and the finance and business community.

They are also opposite the recently opened [Silverstone Park Metrology Facility managed by Hexagon Manufacturing Intelligence](#) (inside Silverstone Park's Innovation Centre). This is Britain's only dedicated sub-contract inspection metrology centre and adds real credibility for those using its equipment.



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#### EDITORS NOTES:

##### About MEPC & Silverstone Park

MEPC has been a prominent name in UK commercial property for 70 years (it celebrated its 70th birthday in October 2016), with an outstanding track record of responsible property management and development of large business estates. MEPC acquired a 999-year leasehold to develop land around the famous Silverstone Circuit in 2013 when it launched its plans for Silverstone Park.

Working with its partners in and around the [Silverstone Technology Cluster](#)\*, MEPC's ambition is to turn Silverstone Park into a global destination for engineering, innovation and business development.

Since taking over management of Silverstone Park, MEPC has attracted over 20 new companies to the estate – each drawn by the profile raising address and the cluster of specialist skills and capabilities in the surrounding area.

To aid start-up businesses and SMEs operating in high-tech engineering it has also opened on site Britain's only dedicated sub-contract inspection metrology centre in partnership with Hexagon Manufacturing Intelligence (the world leader in the science of metrology).

Furthermore in order to create a destination MEPC is developing property options – ranging from 200 sq ft to HQ style stand-alone buildings set in a high quality campus style environment – and also creating a strong community of like-minded people and opportunities for business development. When complete it is estimated that 200 companies will be based at Silverstone Park creating over 6,000 jobs. This exciting project will effectively double the size of Silverstone as a venue.

Website: [www.silverstone-park.com](http://www.silverstone-park.com)

**About the Silverstone Technology Cluster**

The [Silverstone Technology Cluster](#) is an area within approximately a one-hour radius of Silverstone identified in a recent report as being home to a cluster of 4,000 businesses with an exceptional pool of specialist skills in high-tech engineering. The report (published May 2016) was authored by SQW, the highly respected economic and social development research firm whose findings first brought the 'Cambridge Phenomenon' to public attention. Swiftly the Silverstone Technology Cluster has received recognition and backing from PwC, Barclays, the Government and also the business and finance communities. Raising awareness of the Cluster among potential investors is now a priority to enable it to grow as an engine room of the UK economy.

Visit: [silverstone-park.com](http://silverstone-park.com)



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