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SILVERSTONE ENTERPRISE CENTRE

Pits Farm, Silverstone, NN12 8UB

TO LET - £24,050-£85,000 PAX

A Combination of Modern and Converted Buildings Utilised as a Former Education Facility

- Warehouse, Workshop & Office Areas from 2,236 sq ft to 12,960 sq ft
- Substantial Car Parking and Circulation Space
- Rare Self Contained Opportunity
- EPC Ratings C

From 207.70 – 1,204.00 sq m (2,236 – 12,960 sq ft)



Location

Silverstone is recognised as being the location for the world famous Grand Prix Circuit for which Silverstone Enterprise Centre is approximately 1.5 miles. Silverstone has excellent road communications situated on the border of South Northamptonshire and Buckinghamshire. There is easy access to the A43 dual carriageway which gives direct access to Northampton (M1) and Oxford (M40). London and Birmingham are just 1 hour away.

Description

Silverstone Enterprise Centre comprises a mix of purpose built and converted buildings that were previously occupied by Moulton College as an education centre. These have subsequently been vacated and refurbished internally ready for immediate occupation. The units are fitted out to shell specification and comprise a mix of office, R & D and workshop/warehouse space. The office and R & D elements are blockwork office specification rooms with suspended ceilings and perimeter network points. This further leads to workshop and storage areas. Main workshop and warehouse area is open to eaves height on a split level concrete floor and two roller shutter doors. There is a rear storage yard.

Unit C is a standalone office/R & D facility.

There is substantial car parking and a rear storage yard area.

Accommodation

The property provides the following gross internal floor area.

	sq m	sq ft
Main Building/Unit A	425.60	4,581
Main Building/Unit B	570.70	6,143
Unit C	207.70	2,236

Services

The property benefits from mains electricity, water and space heating to the warehouse areas. The facility benefits from a private sewerage system. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates yet to be assessed. Any information will be provided as soon as possible.

Planning

The current planning consent is for an educational centre, though planning change of use is being discussed with the planning authority. Interest is welcome from parties and all options are open, with a view to submission of an application with an occupier in place.

Service Charge

A service charge will be payable in relation to the repair maintenance of the common parts of the business park and which is currently set at £0.40p psf. Exact costs will be confirmed.

Terms

A new lease will be offered on fully insuring and repairing terms on a flexible basis and to be agreed by negotiation. It is envisaged that either a 5 or 10 year lease with a midterm review will be sought.

Rent

The base rent is assessed at £6.50 psf for the main buildings and £7 psf for Unit C. Incentives may be available depending on areas taken and works required, through negotiation with interested parties.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

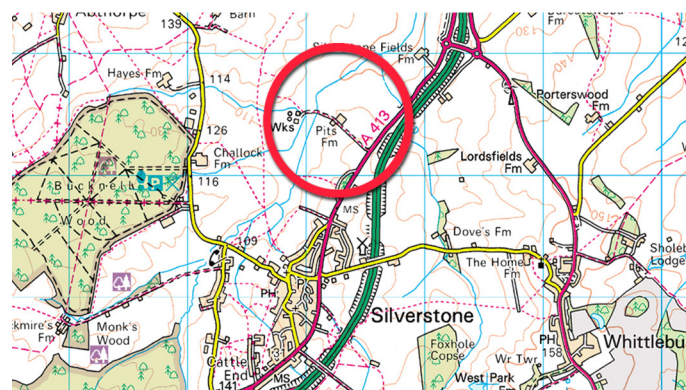
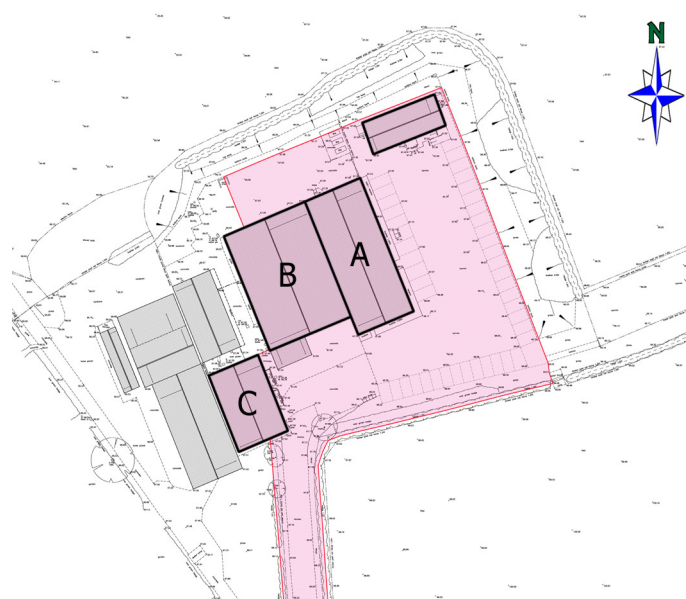
EPC Ratings for all available buildings are within Band C.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
Castle Link
33 North Bar Street,
Banbury

Tim Humphrey
01295 220210
tim.humphrey@brown-co.com



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