

TO LET

Carter Jonas



**INNOVATION CENTRE
SILVERSTONE PARK
NORTHAMPTONSHIRE
NN12 8GX**

**Serviced office options at the heart of
Silverstone Park**

- From approximately 262 sq ft (24.3 sq.m) upwards
- Ample on-site parking
- Superfast broadband
- Heating and air conditioning
- Kitchen facilities / meeting rooms

LOCATION

Silverstone Park is situated immediately adjoining the A43 which connects the M40 (J10) and M1 (J15A) motorways. The Park is at the entrance to the Silverstone Grand Prix circuit and the centre of the Silverstone Technology Cluster.

The towns of Towcester and Brackley are within 5 and 8 miles respectively, giving immediate access to expanding housing stock and a wide range of amenities. On site the Park has a popular café, access to adjoining walks and trails and with a wide range of onsite activities organised through the Park's social club.

DESCRIPTION

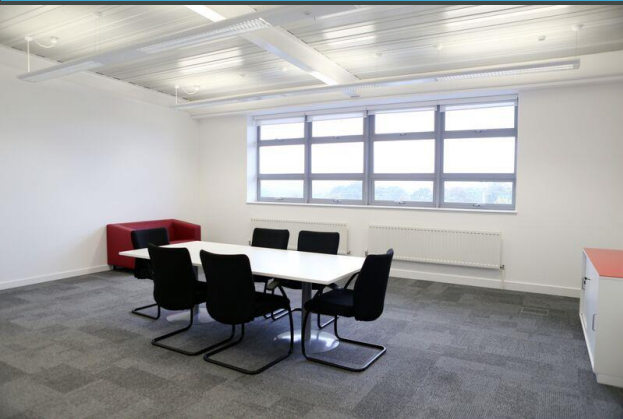
The Innovation Centre comprises of a prominent modern detached building immediately adjoining the main access road and being set within an established Park.

Internally there is a manned reception at ground floor leading to the office accommodation arranged over ground, first and second floors.

There are kitchenette, toilets and shower facilities together with lift and stair access.

Meeting rooms are available to book.

Each room is presented in an open plan format with heating, cooling and lighting and otherwise enabled for swift occupancy. The accommodation is offered unfurnished.



* Example Suite

ACCOMMODATION

Current office availability with some suites having the ability to be combined;

Suite 3	First Floor	1,081 sq.ft	100.43 sq.m
Suite 9	First Floor	262 sq.ft	24.3 sq.m
Suite 1	Second Floor	524 sq.ft	48.7 sq.m
Suite 4	Second Floor	530 sq.ft	49.2 sq.m
Suite 6A	Second Floor	500 sq.ft	46.4 sq.m
Suite 8	Second Floor	530 sq.ft	49.2 sq.m

FEATURES

- Carpeted and decorated to a high standard
- Heating and air conditioning
- Superfast broadband
- Kitchen facilities on first and second floors
- Lift to each floor
- Reception
- A suite of meeting rooms
- Car parking
- Agile workspace

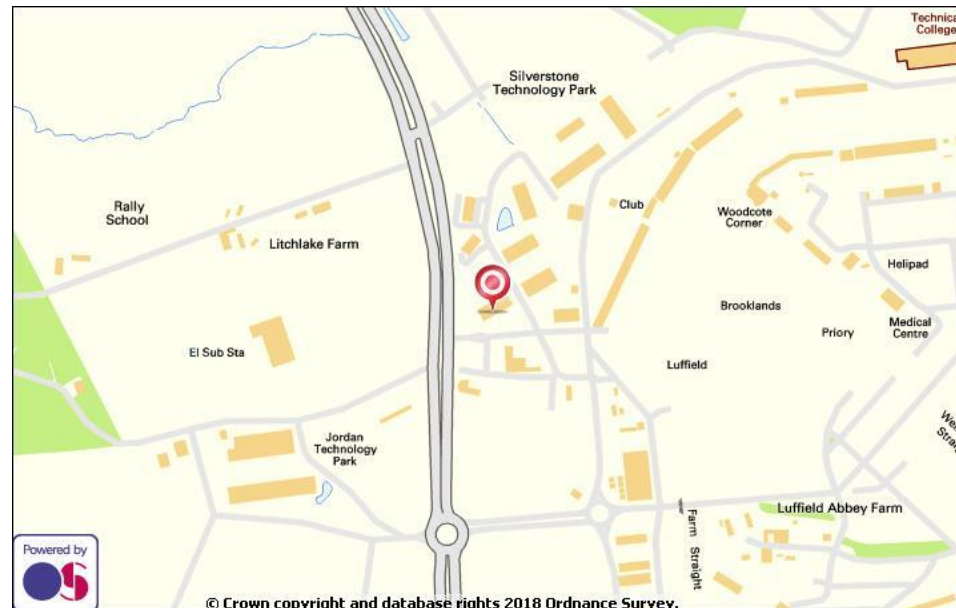
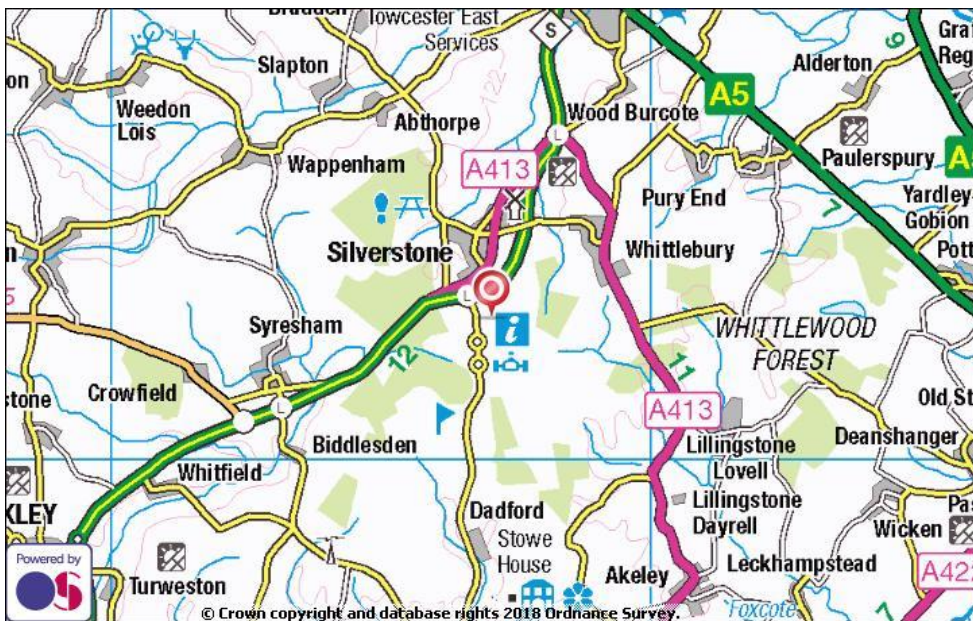
TERMS

Flexible terms are available on application.

VAT

VAT is applicable to the rent.

05.11.18



Viewing strictly via the agents:

Edward Lifely

Edward.lifely@carterjonas.co.uk

Tel: 01865 517000

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Jack Ponting

Jack.ponting@carterjonas.co.uk

Tel: 01865 517000

IMPORTANT INFORMATION

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