UNITS FROM
7,968 TO 61,000 SQ FT

SILVERSTONE PARK



EVOLVE
BUILDING FOR SUCCESS

/ THE CAMPUS FOR FUTURE INNOVATION

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



JOIN: DUCATI · PORSCHE EXPERIENCE CENTRE SILVERSTONE · HITECH GP · LOTUS · Envision RACING FORMULA E TEAM · Silverstone

THE COMMUNITY

Silverstone Park boasts a global reputation in the fields of advanced engineering and technology.



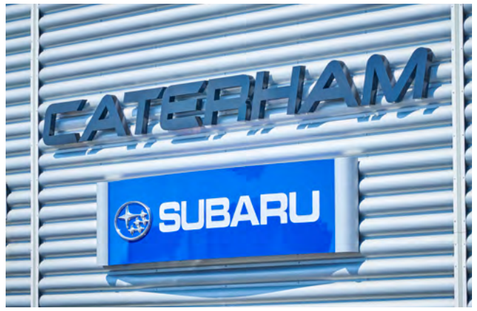


The 285-acre campus serves as a preeminent centre of expertise for innovation that, thanks to its unique collaborative ecosystem, provides exceptional business-to-business networking and knowledge-sharing opportunities.

Although the Park boasts an enviable association with the neighbouring motor racing circuit, it maintains a sector-agnostic approach, attracting high-profile businesses across aerospace, agritech, automotive, defence, energy, marine, motorsport, medical and scientific research.

This makes Silverstone Park an attractive proposition for progressive companies looking to expand and grow, offering a strategic and dynamic environment that fosters success.









Click to watch interview video

There are a lot of companies within sixty minutes of the Park.

PAUL WALDRON
EDM Precision Technologies



THE OPPORTUNITY

A decade of sustainable growth has firmly cemented Silverstone Park's global reputation as a home for pioneering, forward-thinking businesses.

Evolve defines our next phase of development. It offers the opportunity to become part of the UK's most exciting home for technological innovation, with units designed to suit a wide range of needs.

Evolve East comprises hybrid-style industrial units that occupy a prominent location close to the main entrance to the world-famous Silverstone Grand Prix circuit.

Evolve West features four spacious, detached industrial units, strategically positioned for outstanding connectivity.



EVOLVE EAST

7,968 to 24,638 sq ft



EVOLVE WEST

30,000 sq ft to 61,000 sq ft

EVOLVE EAST

Evolve comprises nine hybrid-style high-tech industrial, R&D units of varying sizes.

Designed to meet the needs of even the most demanding occupier, each building provides a high-quality contemporary working environment, with smart flexible space ready for a bespoke fit-out.

SPECIFICATION

- Fully serviced with access to enhanced power capacity *(subject to negotiation)*
- Fibre to the premises network, operated by Modern Networks - allowing fast and resilient connections
- Smart reception area with toilets and stairs leading to first floor
- First floor offices fitted to Cat A
- Double height workshop space
- Loading of 50KN/m2
- 8m clear height to underside of haunch
- Up to 32m yard depth
- 5m high roller shutter door
- Allocated parking



CGI for illustrative purposes

WIDER AMENITIES

Alongside this phase of development, there will be the addition of a gym, café and children's nursery to Silverstone Park, bringing new levels of convenience to occupiers and their employees.

This facility is the latest addition to a wide range of benefits that demonstrate Silverstone Park's forward-thinking commitment to the health and wellbeing of its occupiers.



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It's incredible to see that we'll have that support for our staff.

MARCUS TROFIMOV
Silverstone Composites



CGI for illustrative purposes

EVOLVE EAST

*Subject to final negotiation

HQ, HIGH TECH UNITS

TARGETING EPC A

8M CLEAR INTERNAL HEIGHT

50KN PER SQ M FLOOR LOADING

ACCESS TO ENHANCED POWER

5M HIGH ROLLER SHUTTER DOOR

Description	Unit	First Floor *(inc office)*	Total	Power
1. Under Offer				
2. Pre-let to Alitech Precision				
3. Pre-let to Alitech Precision				
4. 2292	7,258 sq ft	3,913 sq ft	11,171 sq ft	143 kVa
5. 2291	7,296 sq ft	3,908 sq ft	11,204 sq ft	143 kVa
6. Under Offer				
7. 2289	5,484 sq ft	3,607 sq ft	9,091 sq ft	122 kVa
8. 2288	5,483 sq ft	3,607 sq ft	9,090 sq ft	122 kVa
9. 2287	8,725 sq ft	5,720 sq ft	14,445 sq ft	218 kVa

Area Schedule (GIA)



CGI for illustrative purposes

EVOLVE WEST

Evolve West delivers four modern, detached industrial units ideal for dynamic businesses looking to establish a strong presence.

Designed with adaptability in mind, every building provides smart, versatile space primed for a bespoke fit-out that reflects brand aspirations and operational needs.

SPECIFICATION

- Loading of 50KN/m² to all areas and rack leg loading of 100KN placed in a back-to-back situation
- Fully serviced – access to enhanced power capacity *(subject to negotiation)*
- Suitable for use classes E(g)(ii), (R&D), E(g)(iii) (light industrial), B2 (general industrial) and B8 (storage or distribution)
- Targeting EPC 'A' Rating
- 10m clear height to underside of haunch
- 6 full height loading doors, 5.0m high x 4.0m wide
- Smart reception area with toilets and stairs to first floor
- Minimum 34.5m yard depth
- Targeting BREEAM excellent
- Allocated parking



CGI for illustrative purposes

EVOLVE WEST

HQ, HIGH TECH UNITS

TARGETING EPC A

8M CLEAR INTERNAL HEIGHT

50KN PER SQ M FLOOR LOADING

ACCESS TO ENHANCED POWER

5M HIGH ROLLER SHUTTER DOOR

Description	Unit	Office	Total	Power
1. 1160	43,643 sq ft	6,112 sq ft	49,755 sq ft	1,000 kVA
2. 1162	55,168 sq ft	5,745 sq ft	60,913 sq ft	853 kVA
3. 1164	43,040 sq ft	6,120 sq ft	49,160 sq ft	686 kVa
4. 1166	27,423 sq ft	2,693 sq ft	30,116 sq ft	422 kVa
TOTAL	**169,274 sq ft**	**20,670 sq ft**	**189,944 sq ft**	

Area Schedule (GIA)



CGI for illustrative purposes

LOCATION

Centrally located and world renowned, Silverstone Park is the ideal destination for ambitious businesses in pursuit of growth opportunities.

The campus is strategically located within three globally significant innovation centres:

- **Motorsport Valley®**

  The cluster of firms that supply cutting-edge technology to Formula 1®, Formula E and other motorsport sectors.

- **The Oxford-Cambridge Arc**

  A major hub for the UK's high-tech manufacturing and research industries.

- **Silverstone Technology Cluster**

  A not-for-profit support organisation for advanced engineering, electronics and software businesses in the wider Silverstone area.



TRAVEL DISTANCES

North

Airports

Coventry	39 miles
Birmingham	53 miles
East Midlands	62 miles

Ports

Liverpool	158 miles
Hull	160 miles

Rail

Birmingham New Street	65 miles

South

Airports

Luton	48 miles
Heathrow	68 miles
Stansted	97 miles
Gatwick	106 miles

Ports

Southampton	100 miles
London Gateway	101 miles
Bristol	105 miles
Felixstowe	139 miles
Dover	159 miles

Rail

Milton Keynes	16 miles
London Euston	75 miles
St. Pancras International	76 miles

GLOBALLY-RENOWNED

This exceptional and well-connected location allows the Park's occupiers to attract, nurture and retain the best talent from across the globe.

And, with views across the rolling Northamptonshire countryside and the world-famous Silverstone Circuit in the background, Silverstone Park offers a home for business unlike anywhere else in the world.



Click to watch interview video

It's about the connections… I go to the companies around me, and the problem becomes a solution.

ROB LEWIS
Silverstone Sports Engineering Hub



CONNECTIVITY

Silverstone Park continues to evolve its connectivity, both for local travellers and those visiting from further afield.

It's important to us that we support the greenest and most sustainable methods of travel, to and from the Park, to help save time and costs while reducing local congestion and emissions.

Our 'Together We Travel' campaign aims to reduce as many single occupancy car journeys as possible, by encouraging the use of alternative modes of transport.

By creating a better environment for all who work and visit us, we're playing our part in ensuring that Silverstone Park is not just a home of innovation and ingenuity, but one of space and sustainability too.



SELF-SERVICE CYCLE HIRE

The cycle pooling scheme is available across the Park, offering bike use, free of charge, for up to 48 hours.



WHEELS TO WORK

Affordable, convenient and fuel-efficient – getting to work couldn't be easier.
50cc & 125cc scooter hire.



THE KINTO CAR SHARE SCHEME

The Kinto Join car share scheme aims to help business occupiers and employees significantly reduce fuel costs as well as emissions. Commuters can find their ideal 'travel buddies' based on location and working hours.



ZOOM TAXIS

Zoom Taxis are a local taxi company based in Towcester covering the local area.



PARK SHUTTLE BUS SERVICE

A demand responsive service between Milton Keynes and Silverstone Park, calling at Buckingham and Dadford. Fast and affordable, this service operates weekday mornings and evenings.

Click / Scan QR to download our Green Travel Guide

EVOLVE

JOIN US

If you're an ambitious and innovative business that would suit this unique and exciting opportunity, please get in touch.

Click / Scan QR for more:

FOUNDING MEMBER OF SILVERSTONE TECHNOLOGY CLUSTER

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