



# **Opportunities to join the community**

**AUTOMOTIVE**





**///** If you are in the car or motorbike business then Silverstone Park is the place to be to help attract skilled people, get access to the supply chain and promote your business and brand. **///**

Roz Bird, Commercial Director, MEPC, Silverstone Park



## Welcome to Silverstone Park

Silverstone Park companies include Ducati, KTM, Porsche and David Brown Automotive. It is also home to a whole range of successful race teams and engineering companies like Delta Motorsport, EDM Precision Engineering and Alan Docking Racing.

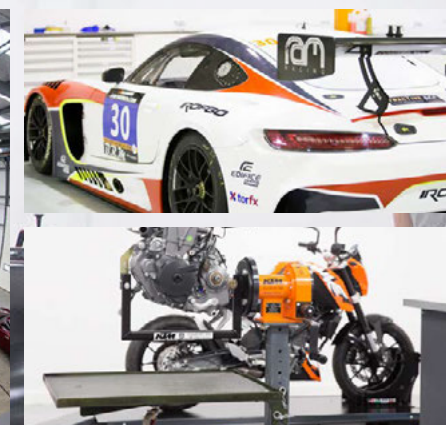
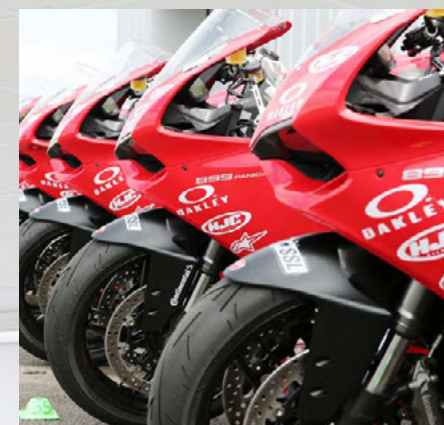
So whether it is cars or motorbikes, MEPC is proud to have created a dynamic place for race teams, engineering companies and automotive brands to develop their business at Silverstone Park.

Initial discussions with companies when MEPC took over in 2013 revealed that people wanted to feel proud of the location and benefit from a new sense of community. Since then MEPC has worked hard to create a high-quality environment to impress clients and motivate staff.

At the heart of the motorsport cluster in the UK, companies tell us that they move to the park because of the skills of the people in the area and the Silverstone brand.

Benefiting from past heritage, presented with a modern twist of high-tech success and prestige makes Silverstone Park the 'go to' location to create business success.

If you are interested in growing your team in an innovative and motivational environment then please do get in touch. We would be delighted to share our exciting future plans with you.



## A global destination for business development



**///** Silverstone Park, sitting at the centre of Motorsport Valley®, has become an integral part of the continuing global success of this industry. The growing motorsport community there, to which more motorsport companies are regularly added, is delivering increasing employment and wealth to the area. **///**

Chris Aylett, CEO, Motorsport Industry Association





**Creating a motivational business community of like-minded people**



**Create your future at**

**SILVERSTONE PARK™**







# FROM HERE WE CHANGE THE WORLD

## A GLOBAL DESTINATION FOR ENGINEERING, INNOVATION AND BUSINESS DEVELOPMENT.

Locate your business at the heart of the Silverstone Technology Cluster, where the supply chain and skills pool is local and the business opportunities are global.

If your business is looking to thrive and grow then Silverstone Park provides an unprecedented opportunity to join a community of like-minded people.

Over 70 businesses already call Silverstone Park their home, creating opportunities for networking, building relationships and developing ideas.

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#### AN ESTABLISHED BUSINESS COMMUNITY

Business-to-business opportunities as well as sports and social activities

#### AT THE HEART OF THE SILVERSTONE TECHNOLOGY CLUSTER

Be part of the cluster with access to the specialist supply chain and skills pool

#### A HIGH-QUALITY ENVIRONMENT

To impress clients and motivate staff

#### ON-SITE AMENITIES

Including café and gym to help with work-life balance

#### SILVERSTONE CIRCUIT

A profile raising location and a valuable testing and R&D facility

#### MEPC

An experienced property partner, investing to create a global business destination

#### AN ON-SITE MANAGEMENT TEAM

To respond to your needs on a daily basis

#### FLEXIBLE PROPERTY OPTIONS

To meet your business's needs now and in the future

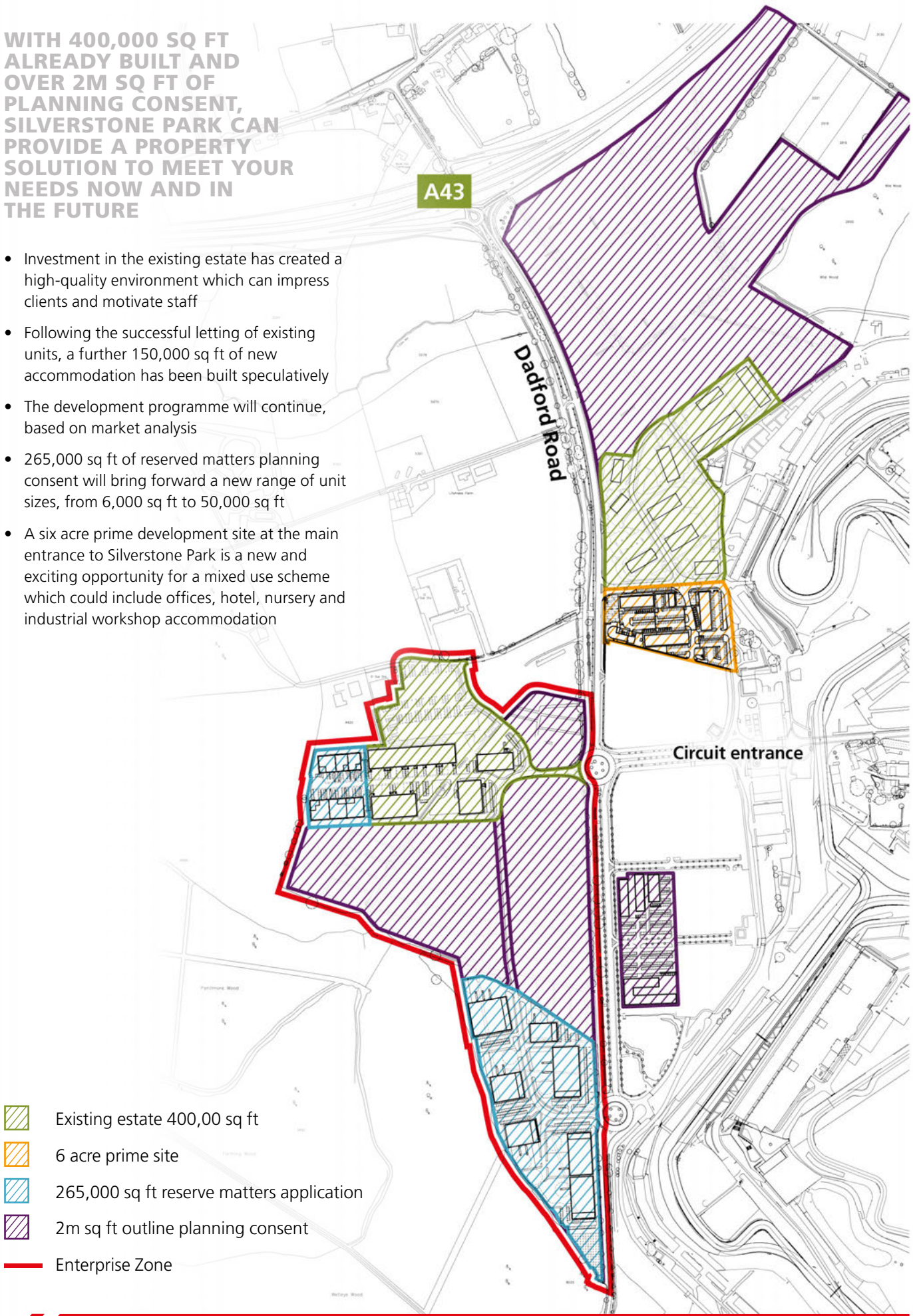
#### CENTRAL UK LOCATION

Convenient and accessible for your business partners in the UK and across the world



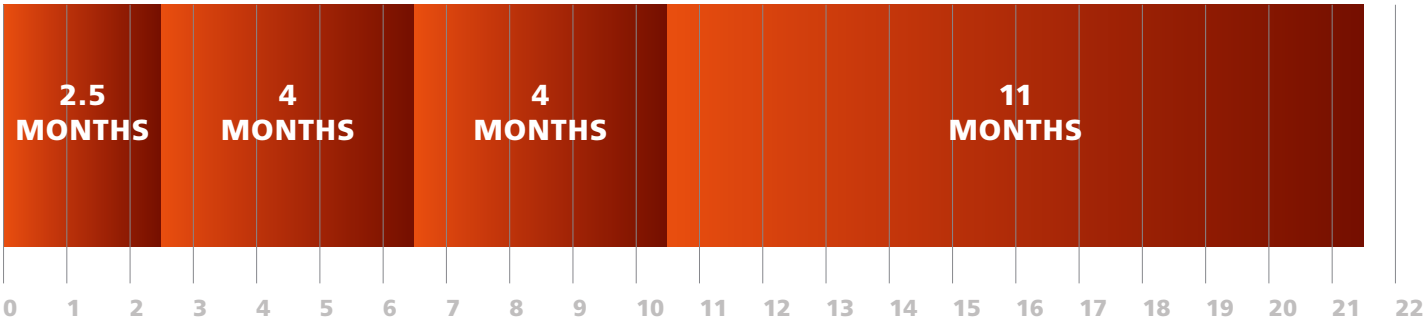
WITH 400,000 SQ FT ALREADY BUILT AND OVER 2M SQ FT OF PLANNING CONSENT, SILVERSTONE PARK CAN PROVIDE A PROPERTY SOLUTION TO MEET YOUR NEEDS NOW AND IN THE FUTURE

- Investment in the existing estate has created a high-quality environment which can impress clients and motivate staff
- Following the successful letting of existing units, a further 150,000 sq ft of new accommodation has been built speculatively
- The development programme will continue, based on market analysis
- 265,000 sq ft of reserved matters planning consent will bring forward a new range of unit sizes, from 6,000 sq ft to 50,000 sq ft
- A six acre prime development site at the main entrance to Silverstone Park is a new and exciting opportunity for a mixed use scheme which could include offices, hotel, nursery and industrial workshop accommodation



# BUILD TO SUIT PROCESS AND PROGRAMME

- 01 VISIT SILVERSTONE PARK – A UNIQUE ENVIRONMENT**  
With planning consent for over 2 million sq ft of development
- 02 DISCUSS YOUR SPECIALIST REQUIREMENTS**  
A flagship building with facilities to suit your company's style and character
- 03 OPTION TO JOINTLY RECRUIT THE DESIGN TEAM**  
A bespoke design, by a team you can trust
- 04 ACHIEVE PLANNING CONSENT AND AGREEMENT FOR LEASE**  
Detailed specification is finalised and a binding legal agreement is developed
- 05 CONSTRUCTION OF YOUR BUILDING**  
Construction of your building to ensure quality and flexibility



Agreement for lease	Design stage 3 – 4	Tender Action	Construction
<ul style="list-style-type: none"><li>• Appointment of consultants</li><li>• Design stage 0 – 2</li><li>• Planning application</li></ul>	<ul style="list-style-type: none"><li>• Proposals and tender documentation</li></ul>	<ul style="list-style-type: none"><li>• Tender issue, evaluation, approval</li><li>• Appointment of contractors</li></ul>	<ul style="list-style-type: none"><li>• Mobilisation</li><li>• Construction shell and core/CAT A</li></ul>

## A BESPOKE BUILDING TO MEET YOUR BUSINESS NEEDS

Delivering a unique property or an off-the-shelf product

Timescales can be adjusted to meet your requirements

## ENTERPRISE ZONE

Occupiers benefit from up to £55,000 per year in business rates savings for up to five years



## NEW PLANNING CONSENT

Planning granted for over 2m sq ft of commercial development

## POWER

£13m utilities upgrade continues with 21 MVA new electrical supply



# PRIME LAND

An exciting opportunity – 6 acre prime site with mixed use development potential.

The land is in a prime position, fully serviced and now available for companies looking to join our growing community at Silverstone Park.

This site is suitable, subject to terms, for a wide range of uses which could include hotel, grade A offices, industrial units, nursery, gym or café.

Already included in the new outline consent, the site is located opposite the Innovation Centre, at the main entrance to Silverstone Park and close to the main entrance to the circuit.



CGI showing indicative development

# HOTELS

The new outline planning consent includes 3\* hotel accommodation, up to 250 beds.

There is a choice of prime sites along the Dadford Road which leads to the A43 providing a speedy link to the rest of the country via the M1 and M40.

The site also benefits from excellent prominence, Silverstone's global reputation and a chance to be at the heart of this growing business community.

- Guests will be attracted by:
- Silverstone Circuit Race Meetings
  - Silverstone Park and Silverstone Technology Cluster business activity
  - Silverstone Wing Conference and Event Facility
  - Stowe National Trust Property
  - Towcester Race Course
  - Bicester Village Designer Outlet
  - Access to the Cotswolds



*“ We wanted to clear the site and then re-present it in a way that hopefully helps to get people’s imaginations going – what kind of activity could go in this prime location at Silverstone? Sky’s the limit! ”*

Roz Bird, Commercial Director, MEPC, Silverstone Park





## LATEST SCHEME IN THE ENTERPRISE ZONE

16,000 sq ft to 50,000 sq ft detached units

6,000 sq ft to 11,500 sq ft terraced units

MEPC is bringing forward a scheme of 265,000 sq ft providing 6,000 sq ft to 11,500 sq ft terrace units and a series of detached units from 16,000 sq ft to 50,000 sq ft, taking advantage of newly serviced sites, new planning consent and Enterprise Zone status offering business rates relief.



## CIRCUIT ENTRANCE SCHEME

Latest designs for 76,500 sq ft development at the entrance to Silverstone Circuit and within the Enterprise Zone.

Benefitting from a new planning consent, serviced land and Enterprise Zone status offering business rates relief.

A new design for a 76,500 sq ft building, at the main entrance to the circuit, has just been completed.

The building includes 70,125 sq ft of industrial accommodation with up to 10 loading doors, and 6,375 sq ft of office accommodation representing 8% of the total floor area.

The design can be developed further to provide a bespoke building for an ambitious and successful company that will benefit from being based in this prominent location at Silverstone Park at the entrance to the Silverstone Circuit.



CGI showing indicative development



# INDUSTRIAL ACCOMMODATION

There is a diverse range of industrial accommodation available including small workshop units on flexible terms, to large units on longer leases suitable for more established firms.



**14 – 23**  
2,600 sq ft to 6,000 sq ft

Located close to the Innovation Centre at the front of Silverstone Park.  
Brick built terraced units with shared yard. Units benefit from first floor mezzanine and recently refurbished office and reception areas.



**2200**  
1,100 sq ft to 6,500 sq ft

16 modern steel portal frame industrial units arranged in three terraces, facing a shared yard.  
The units include standard glass fronted door, 4m high roller shutter door leading to ground floor workshop and WC and first floor mezzanine. Minimum height to underside of eaves 4m, yard depth 20m.



**1116 – 1129**  
5,400 sq ft to 31,000 sq ft

Located within the Enterprise Zone.  
14 new detached and terraced units with the ability to secure yards. The units benefit from 7-8m clear internal height, 5m high loading doors, 3 phase power and generous car parking.



**FLEX-TECH UNITS**  
2,250 sq ft to 10,000 sq ft

Flexible hybrid/R&D premises suitable for a range of uses including offices and workspace. Prominent position facing the main spine road.  
Generous car parking.



**BUCKINGHAM ROAD**  
5,000 sq ft to 13,000 sq ft

Located within the Enterprise Zone.  
15 light industrial units arranged in three terraces, constructed of steel portal frame with profile metal clad walls.  
At ground floor level units include warehouse area with 6m to underside of eaves, fitted reception, office, toilet and stairs to first floor mezzanine.  
All units benefit from an electrically operated surface level loading door, leading to a yard area and parking.

*“We looked at a number of locations but the high standard of facilities at Silverstone Park, together with the skillset and like-minded businesses on the doorstep, made it an easy choice.”*

Leon Price, Team and Sporting Manager, DS Virgin Racing

# OFFICE ACCOMMODATION

The Silverstone Park Innovation Centre provides the perfect platform for small and developing businesses, to be at the heart of the Silverstone Technology Cluster, and to work within a dynamic and vibrant community.

Offices range in size from 200 sq ft to over 2,000 sq ft.

- Flexible lease terms
- Agile work space
- Fully serviced reception
- A suite of meeting rooms
- Telephone answering service
- Regular networking events
- Free parking
- Kitchen facilities
- On-site coffee shop
- Virtual tenancy options
- Hot desking



Meeting Room



Hot Desking



Office

*“MEPC’s development of Silverstone Park makes it a very exciting time to become part of the estate. They are making it a world-class business facility and the Innovation Centre gives us a perfect location to set up an office.”*

Hiren Gandhi, Partner, Blaser Mills LLP

*“The address, even if only virtual, still gives you that presence. We also use Silverstone Park as a meeting place for clients and suppliers and for internal meetings – what MEPC has done with the estate and Innovation Centre, which is where we hold our meetings, makes it the ideal location and facility. As soon as you drive through the entrance you’re connected...”*

Chris Bowers, Managing Director, CMB Automotive Marketing Ltd







## ON-SITE MANAGEMENT TEAM

An experienced on-site management team is available to respond to day-to-day needs and manage services and infrastructure. We are creating a high-quality environment for our community that will motivate staff and impress clients.



## AMENITIES

At Silverstone Park there is a growing range of amenities including a café, a gym, a variety of outdoor spaces and a growing sports and social programme, making it easier for everyone to attain a good work-life balance. MEPC has established a social committee which includes members of the on-site team and occupier representatives that organise a range of events and activities to encourage people to meet up, get to know each other and have some fun.

# SILVERSTONE PARK IS MORE THAN JUST A PLACE TO WORK – **IT'S A COMMUNITY**



*/// The social calendar for occupiers is also good for team spirit and we attend a lot of them – there are some great events and it's in our interest to get to know other occupiers; also we have an enthusiastic, young team so we want to make sure they're having a good time. ///*

Martin Brook, Director of Suppliers, Sales Out

- SOCIAL COMMUNITY:
- Five-a-side football
  - Quiz nights
  - 'Old school' sports day
  - Pilates
  - Boot camp
  - Macmillan coffee morning
  - Occupier BBQ, pizza lunches and breakfasts



# AN OUTSTANDING BUSINESS COMMUNITY



MEPC is building a community of like-minded people through activities which bring individuals together to network, develop ideas and consider new business ventures.

The Park hosts regular lunches for senior team representatives who meet informally and share their stories as well as discuss potential synergies. Other opportunities for business development include:

- Hosting industry focused events
- Promotion of occupiers business through press releases on the web and in the Silverstone Park Newsletter
- Occupier networking events
- An on-site metrology facility in partnership with Hexagon Manufacturing Intelligence
- Support of Silverstone Technology Cluster's events including Special Interest Groups

## A UNIQUE METROLOGY FACILITY

Silverstone Park is home to the UK's only dedicated sub-contract inspection metrology facility, managed by Hexagon Manufacturing Intelligence – the world leader in the science of metrology and a technical partner to the Red Bull Formula 1 team. The facility provides sub-contract inspection, metrology network, training programmes and school and student visits and support.



*To consistently be attracting a high calibre audience shows the value of the Network and the speakers it is attracting, plus just how well the Metrology Facility here is working as an 'underpinning facility' for the wider tech community.*

David Brown, Director, General Manager,  
Hexagon Metrology Ltd (Hexagon  
Manufacturing Intelligence)

## THE SILVERSTONE TECHNOLOGY CLUSTER

Companies in the Silverstone Technology Cluster (STC) are involved in many different high tech activities from software design to advanced engineering and everything in between. These include electronics, CAD, R&D, manufacturing and the professional service companies that support these activities in sectors such as aerospace, medical devices, defence, marine and motorsport.

The SQW Cluster Report for the Silverstone area, which has received government backing, highlights new business opportunities.

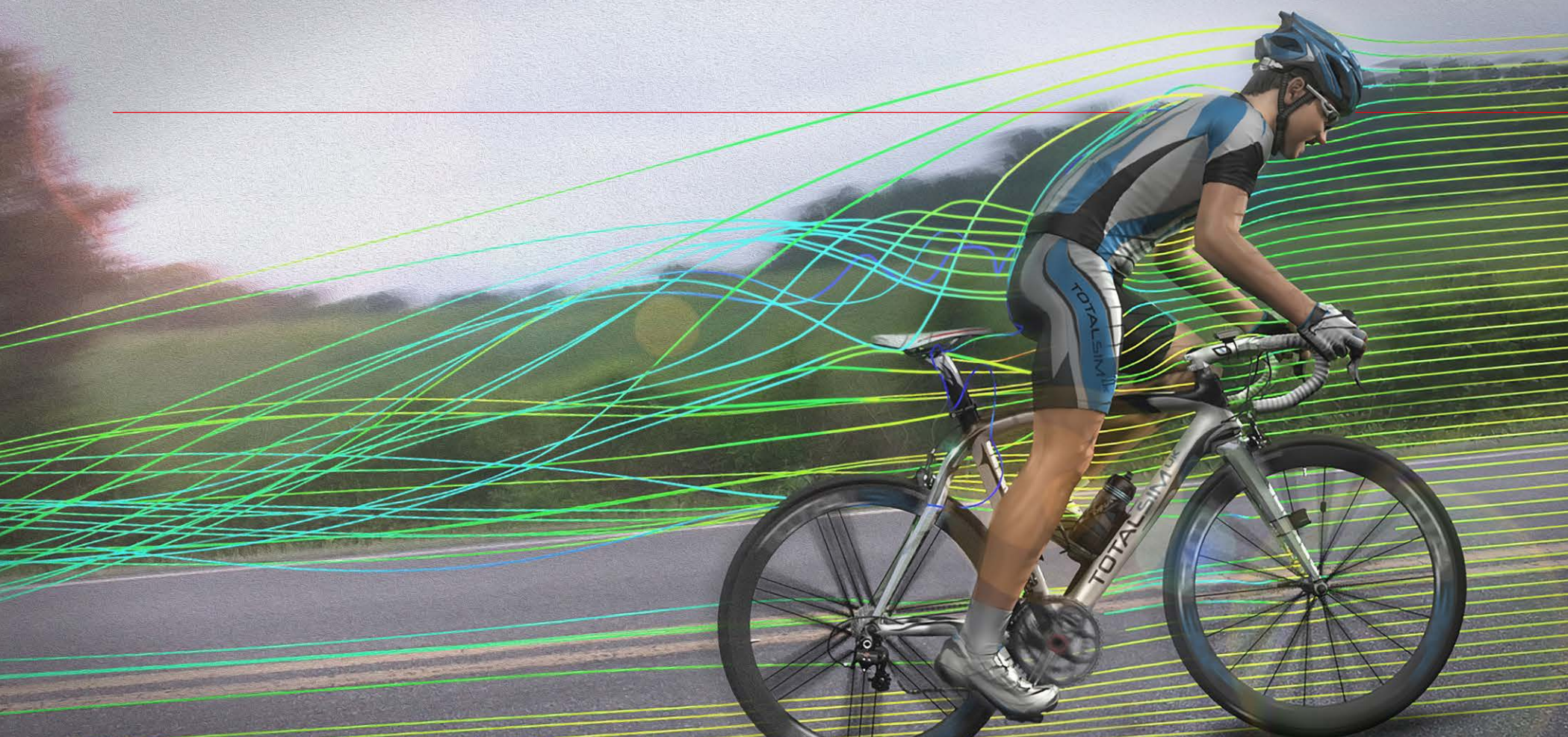
The STC is at the forefront of global technological innovation, skilled at solving engineering problems and delivering solutions. The Cluster is also recognised as a global draw for engineering talent.



*The Silverstone Technology Cluster is at the forefront of global technological innovation, skilled at solving engineering problems and delivering solutions. It is an exemplary haven and one where young engineers can get the training they need to become the best in the world.*

Sajid Javid MP, then-Secretary of State for  
Business, Innovation and Skills





## SILVERSTONE SPORT ENGINEERING HUB, 1129 SILVERSTONE PARK

Aerodynamics specialist TotalSim has chosen Silverstone Park to develop a new 26,000 sq ft state-of-the-art sports engineering hub.

The exciting project – named the Silverstone Sports Engineering Hub – benefits from a £2m Buckinghamshire Thames Valley Local Enterprise Partnership local growth fund and will comprise two wind tunnels: one for cycling and other sports such as wheelchair athletics, speed-skating and skeleton; the other for testing fabrics.

Surrounding the specialist equipment will be a series of offices, design studios and workshops, aimed at attracting companies who want to benefit from being located in the same building as these unique R&D facilities.

TotalSim MD Rob Lewis says: “Tapping into the world class high tech skills pool around Silverstone enables us to create a unique innovation incubator for companies in sports engineering and services which we predict will have global appeal.”

To find out more about this unique facility email [rob@totalsim.co.uk](mailto:rob@totalsim.co.uk)

**TOTALSIM UK**  
EXPERTS IN  
COMPUTATIONAL FLUID DYNAMICS



Tunnel is supplied by:

Sports Aero  
Solutions



**MEPC**

## SAFE IN OUR HANDS

MEPC has highly-skilled, on-site teams, who develop best-in-class relationships with their occupiers and other stakeholders which ensures the assets under its management deliver a consistently strong performance. This unique approach is evident through an innovative approach to deal making, property management and constructing new developments. All of this produces industry leading levels of customer retention.

As experts in creating specialist business communities, our tradition is to build with the future in mind, from innovative new developments to adaptable spaces that can answer changing requirements.

We always look after what we build through ongoing refurbishment, proactive building management and leadership in environmental practice which demonstrates our commitment to continuous improvement.





A GREAT PLACE TO WORK  
A GREAT PLACE TO LIVE

To attract and retain the right talent, you need to offer more than just an outstanding working environment.

A WELL  
EDUCATED  
WORKFORCE

OVER **35%**  
QUALIFIED TO  
NVQ4 AND ABOVE

OVER **90%**  
QUALIFIED TO  
NVQ1 AND ABOVE

**11,020** NEW HOMES  
IN SOUTH NORTHANTS BY 2029 (WNJCS)

POPULATION OVER  
**89,000**

CENTRE OF THE  
**CAMBRIDGE – MILTON KEYNES – OXFORD**  
GROWTH CORRIDOR



Watling Street, Towcester



Sheep Street, Bicester



Milton Keynes

WELL CONNECTED LOCATION

There are over 70 businesses already on the Park taking advantage of the central location, proximity to London and excellent transport links to the rest of the UK and beyond.

Access to Silverstone Park is direct from the A43 which in turn links to the M1 and M40 motorways.







*“ Like any business we’ve shopped about and considered being based elsewhere but every time we have come back to ‘it has to be Silverstone’. For us it’s like a doctor having an address on Harley Street. ”*

Laurence Wiltshire, Managing Director, GTA Global / Octane Junkies



For a viewing and further information, please contact:



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