



PHASE 1
4 UNITS 30,000 - 60,000 SQ FT

BRAND NEW HIGH TECH /
PRODUCTION UNITS

TO LET - AVAILABLE Q4 2019

SPA PARK
LEAMINGTON SPA • CV31 3HH



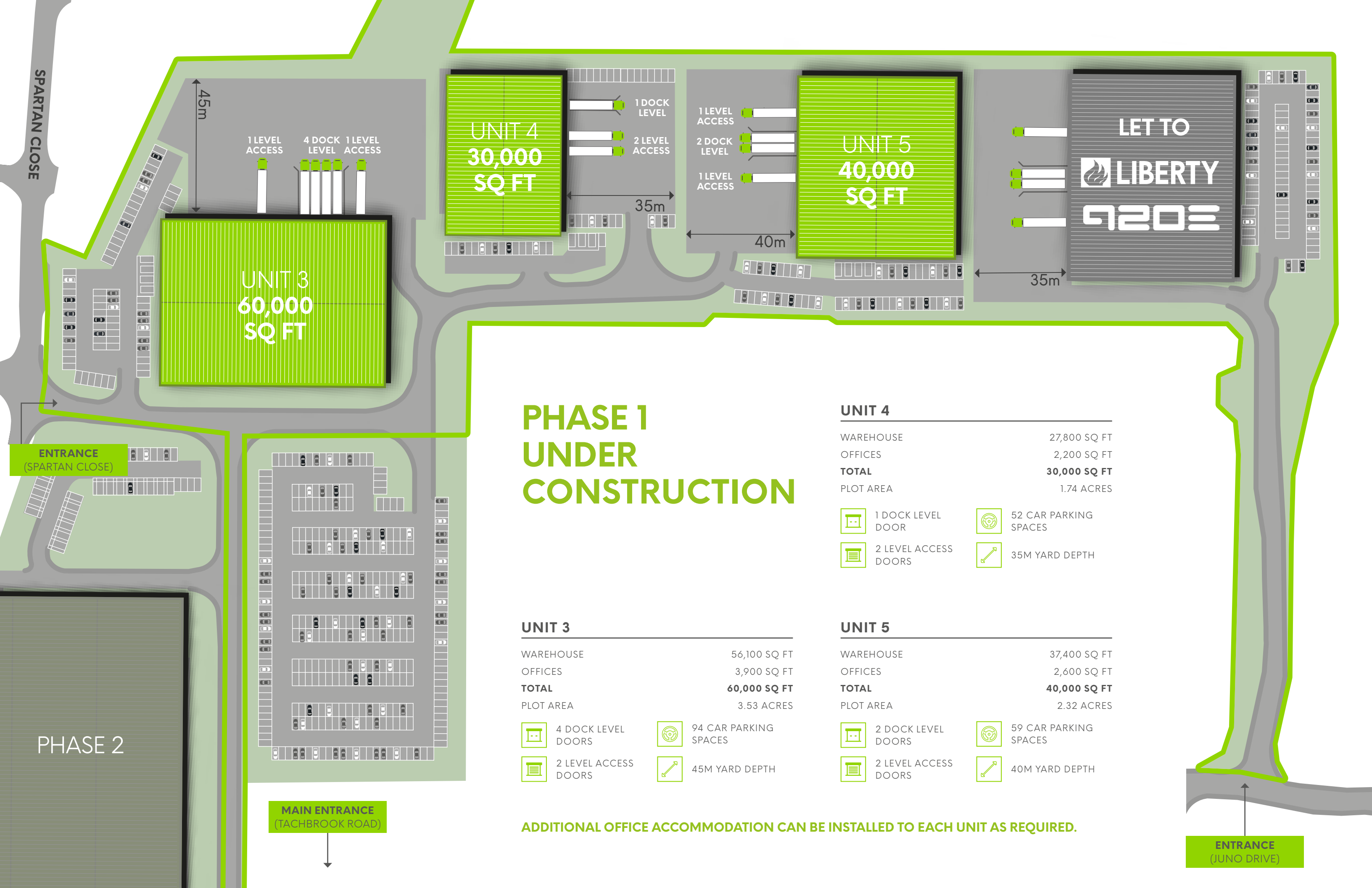
SPARK OPPORTUNITY

PHASE 1 UNDER CONSTRUCTION

UNITS 3-5 SPECULATIVELY
DEVELOPED WITH PRACTICAL
COMPLETION DUE Q4 2019.

PHASE 2 DESIGN & BUILD

UNITS AVAILABLE ON A BUILD
TO SUIT BASIS RANGING FROM
30,000 SQ FT TO 290,000 SQ FT.



SPARTAN CLOSE

45m

1 LEVEL ACCESS 4 DOCK LEVEL ACCESS 1 LEVEL ACCESS

UNIT 3
60,000
SQ FT

UNIT 4
30,000
SQ FT

1 DOCK LEVEL
2 LEVEL ACCESS

35m

1 LEVEL ACCESS
2 DOCK LEVEL
1 LEVEL ACCESS

40m

UNIT 5
40,000
SQ FT

1 DOCK LEVEL
2 DOCK LEVEL
1 DOCK LEVEL

35m

LET TO
LIBERTY
9203

ENTRANCE
(SPARTAN CLOSE)

PHASE 2

MAIN ENTRANCE
(TACHBROOK ROAD)

ENTRANCE
(JUNO DRIVE)

PHASE 1 UNDER CONSTRUCTION

UNIT 3

| | |
|--------------|---------------------|
| WAREHOUSE | 56,100 SQ FT |
| OFFICES | 3,900 SQ FT |
| TOTAL | 60,000 SQ FT |
| PLOT AREA | 3.53 ACRES |

-  4 DOCK LEVEL DOORS
-  94 CAR PARKING SPACES
-  2 LEVEL ACCESS DOORS
-  45M YARD DEPTH

UNIT 4

| | |
|--------------|---------------------|
| WAREHOUSE | 27,800 SQ FT |
| OFFICES | 2,200 SQ FT |
| TOTAL | 30,000 SQ FT |
| PLOT AREA | 1.74 ACRES |

-  1 DOCK LEVEL DOOR
-  52 CAR PARKING SPACES
-  2 LEVEL ACCESS DOORS
-  35M YARD DEPTH

UNIT 5

| | |
|--------------|---------------------|
| WAREHOUSE | 37,400 SQ FT |
| OFFICES | 2,600 SQ FT |
| TOTAL | 40,000 SQ FT |
| PLOT AREA | 2.32 ACRES |

-  2 DOCK LEVEL DOORS
-  59 CAR PARKING SPACES
-  2 LEVEL ACCESS DOORS
-  40M YARD DEPTH

ADDITIONAL OFFICE ACCOMMODATION CAN BE INSTALLED TO EACH UNIT AS REQUIRED.


SPARK NOW




**10M
EAVES
HEIGHT**



**BREEM
RATING VERY
GOOD**




**50 KN/M2
FLOOR
LOADING**



**UP TO
11MVA OF
POWER**



**BESPOKE
TENANT
FIT OUT**




**35-45M
YARD
DEPTH**

LOCAL OCCUPIERS INCLUDE:




77%



OF THE LOCAL
POPULATION ARE OF
WORKING AGE

90%



OF THE UK IS
ACCESSIBLE BY HGV
WITHIN 5 HOURS

SPARK AT SPA PARK

Spa Park is well connected, close to the A46 and junctions 14 and 15 of the M40. Leamington Spa train station is less than one mile away.

Coventry & Warwickshire has a long established track record for engineering and advanced manufacturing industries, with well-developed supply chains and expertise in automotive, aerospace and energy generation technology.



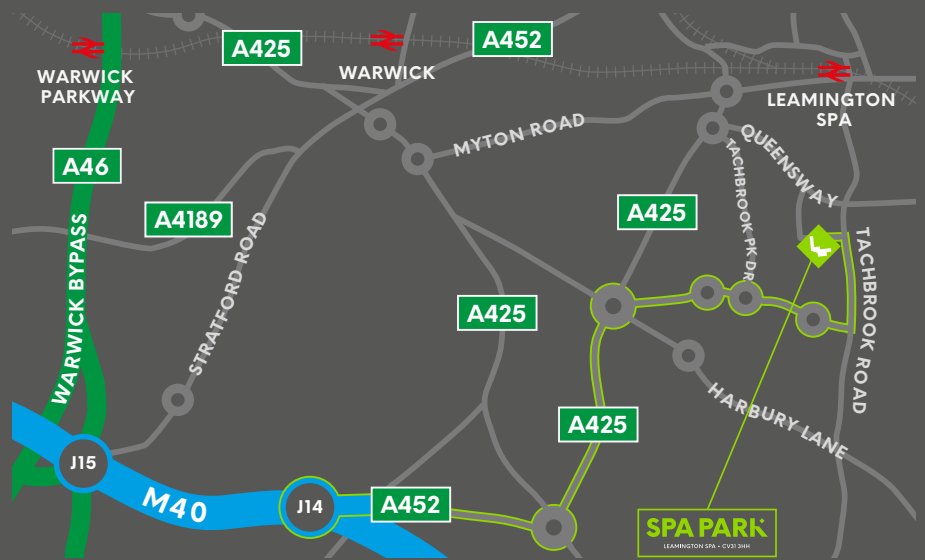
DRIVE TIMES

AIRPORTS

| | |
|----------------|------------|
| COVENTRY | 20MINS |
| BIRMINGHAM INT | 35MINS |
| EAST MIDLANDS | 1HR |
| LUTON | 1HR 25MINS |
| HEATHROW | 1HR 25MINS |

PORTS

| | |
|----------------|-------------|
| AVONMOUTH | 1HR 35MINS |
| LONDON GATEWAY | 2HRS 20MINS |
| LIVERPOOL | 2HRS 20MINS |
| GRIMSBY | 2HRS 35MINS |
| FELIXSTOWE | 3HRS |



SAT NAV: CV31 3HH

spapark.co.uk

A DEVELOPMENT BY;

STOFORD
BLACKROCK®

FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;



May 2019

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

designed & produced by **CORMACK** - cormackadvertising.com

MELISSA WASE-ROGERS
07921 670789
melissa.wase.rogers@cbre.com

WILLIAM ABBOTT
07827 946281
william.abbott@cbre.com

THOMAS BROMWICH
07718 037150
tom.bromwich@bromwichhardy.com

ANDREW COSNETT
07973 632353
andrew.cosnettbromwichhardy.com

RICHARD LUDLOW
07836 766167
richard.ludlow@m1agency.co.uk

MYLES WILCOX-SMITH
07880 788345
myles.wilcox-smith@m1agency.co.uk