



T1300

TACHBROOK PARK



A.C.LLOYD



FOR SALE / TO LET

(Indicative Illustration)

15 NEW PRODUCTION / DISTRIBUTION UNITS

1,280 sq ft to 8,850 sq ft
Plato Close, Leamington Spa CV34 6WE

T1300.co.uk



- 15 business/warehouse/distribution units totalling 30,175 Sq Ft (2803 Sq M) - Available Q4 2019
- Units sizes available - From 1,260 Sq Ft (117 Sq M) to 8,500 Sq Ft (790 Sq M)
- Planning - Allocated for employment uses, suitable for B1c (Light Industrial), B2 and B8 use classes
- Tenure - Units are available on either a freehold or leasehold basis , terms to be agreed
- Units sold/let as developers shell - Any additional fit out responsibility of purchaser
- Passive design and renewable technologies
- 1.72 kWp Photo Voltaic system on each unit
- 7kW Electric Vehicle charging point on all units



ACCOMMODATION

Unit	Size (sq ft)	Size (sq m)
Unit 1	2,225	206.7
Unit 2	2,200	204.3
Unit 3	2,200	204.3
Unit 4	2,225	206.7
Unit 5	2,000	185.8
Unit 6	2,000	185.8
Unit 7	2,050	190.4
Unit 8	1,260	117.0
Unit 9	1,860	172.8
Unit 10	2,033	188.9
Unit 11	2,033	188.9
Unit 12	2,033	188.9
Unit 13	2,018	187.5
Unit 14	2,018	187.5
Unit 15	2,018	187.5

SITUATION

Situated on the popular Tachbrook Park development occupiers include JLR, Tata Technologies, Grupo Antolin and A C Lloyd. This is one of the last undeveloped sites and presents a rare opportunity to acquire a new build energy efficient unit in this area.

Leamington Spa town centre and railway station with a frequent direct service to London are close by. (1.3 miles).

The area has a pool of skilled labour employed at the high end of the automotive, digital, gaming and aerospace industries.

T1600

Contact agent for details regarding our other 29,708 sq ft (2,759 sq m) single unit development.



A.C.LLOYD

AC Lloyd is a privately owned property development and investment company, based in Leamington Spa, that has been operating in the region for over 70 years. The business has undertaken a wide range of commercial development projects including the design and delivery of offices, warehouse and industrial schemes, retail units, car showrooms and leisure schemes. It's track record includes the delivery of much of the Tachbrook Park development where T1300 is located.

OUR APPROACH

A.C. Lloyd is able to deliver development opportunities of all sizes within a 100 miles radius of our headquarters in the Midlands. We have established relationships with a diverse range of major UK occupiers including ASDA, Jaguar Land Rover, TATA, Telereal, Trillium, Village Hotels, Pre A Manger and many more. Our skilled and innovative team focus on rapid delivery of built to suit commercial property and work with occupiers to find the right balance between quality, cost and flexibility.

VIEWING

By appointment through the sole agents.



Andrew Cosnett



andrew.cosnett@bromwichhardy.com



02476 308 909



07973 632 353



Tom Bromwich



tom.bromwich@bromwichhardy.com



02476 308 901



07718 037 150



Bromwich Hardy

1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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