

AXIOM

PRECISION PARK LEAMINGTON SPA

J13/J14 M40

Prime Midlands Warehouse Opportunity
Immediately Available / Fully Fitted

Available To Let
223,690 sq ft

Leamington Spa • Warwickshire • CV31 3HH

A PRIME GRADE A DISTRIBUTION CENTRE



HIGH QUALITY

Precision Park is a high quality industrial / warehouse development comprising two prime warehouse units featuring the following specification:



17 Dock Level Doors



8 Level Access Doors



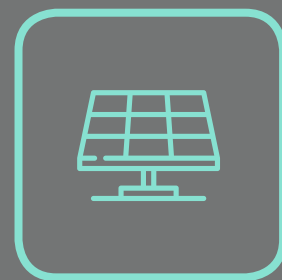
50m Concrete Surfaced Yard



Racked with up to 24,000 Pallets



1.25 MVA from the Grid and 1.25 MVA back up Generator

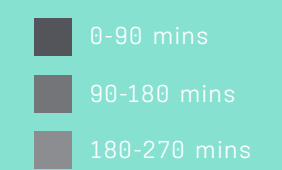


Additional 450 kVa Solar PV



AXIOM PRECISION PARK
LEAMINGTON SPA

HGV Drive Times



Source: Mecator Geosystems

Precision Park is located in the heart of the Golden Triangle, 90% of the UK's population is accessible within a 5 hour drive time.

PRIME POSITION



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Sat Nav CV31 3HH

Communications

Motorways	Airports	Ports
M40 J13 7 mins	Coventry 20mins	Avonmouth 1hr 35mins
M45 22 mins	Birmingham Int'l 35mins	London Gateway 2hrs 20mins
M42 J3 26 mins	East Midlands 1hr 0mins	Liverpool 2hrs 20mins
M6 J2 32 mins	Luton 1hr 25mins	Grimsby 2hrs 35mins
M1 J16 41 mins	Heathrow 1hr 25mins	Felixstowe 3hrs 0mins

Source: AA Route Planner



AXIOM

Smith & Nephew

Tachbrook Road

Marshalls

Harrison Way

Detroit Electric

Bravissimo

INTEGRA

Grupo Antolin

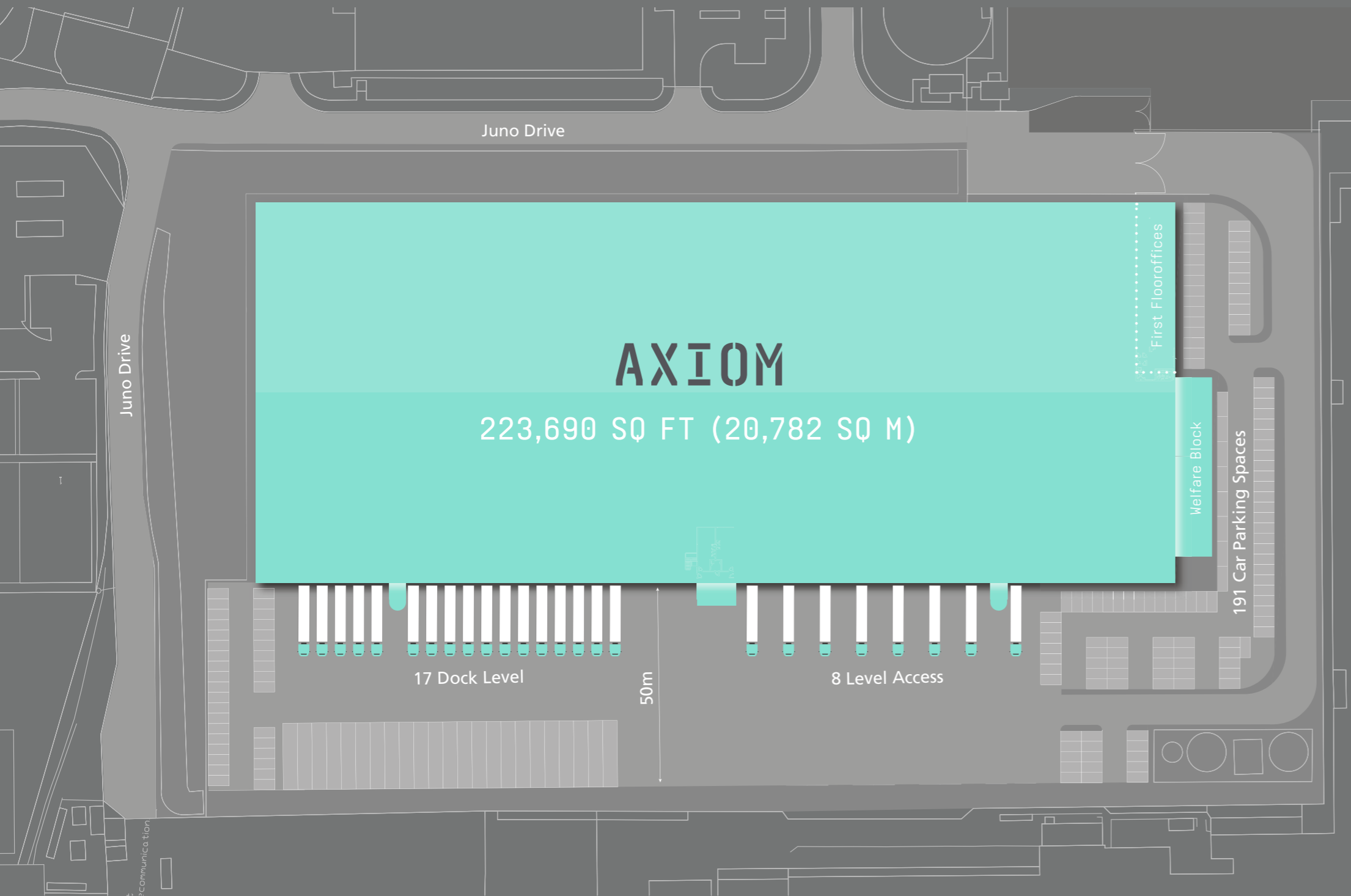
Tachbrook Drive

**IMMEDIATELY
AVAILABLE**

Integra (157,722 sq ft) is also immediately available to provide a total of 381,412 sq ft

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223,690 SQ FT (20,782 SQ M)



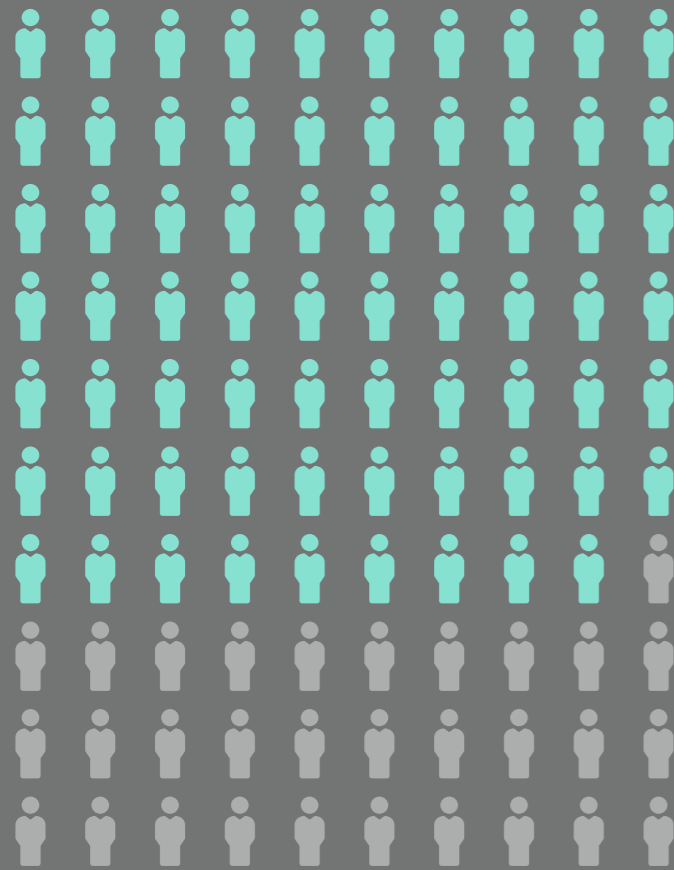
Accommodation (GIA)		
	sq ft	sq m
Warehouse	213,670	19,851
Ground Floor Offices	4,150	386
First Floor Offices	4,150	386
Welfare Block	1,720	160
Total	223,690	20,783
Car Parking	191	Spaces

Specification

- New dedicated entrance
- New two storey offices
- 8 level access and 17 dock level loading doors
- 50m concrete surfaced yard
- 15m eaves height
- 70 kN per sq m floor loading
- LED lighting, gas fired warm air heating and a smoke and air ventilation system
- Fitted with sprinklers
- Racked - up to 24,500 pallets
- 3 bay steel portal frame
- 1.25 MVA from the grid, 1.25 MVA back up generator plus 450 KVa solar panels
- Ready for immediate occupation
- EPC: B41

DESTINATION: LEAMINGTON SPA

Professional Employment Pool



69%

In Leamington Spa, 69% of residents of working age are economically active.

Labour Force



A regional hub for world class research manufacturing and engineering facilities.

11%

11% of the local labour force are employed in manufacturing.



Skilled labour employed at the high end of the automotive, digital and aerospace industries.

Location

90%

90% of the UK's population is accessible within a 5 hour drive time.

Connectivity

Air, road and rail networks providing easy access to over 500 million consumers across Europe.

500

 MILLION

20

 MINUTES

Located at the heart of the country's major road arteries, 20 minutes away from Birmingham International Airport.

Local Occupiers

The area is home to 16 of the top 20 global first tier automotive suppliers.



Marshalls



SCREWFIX

AGA



BRAVISSIMO

YODEL



smith&nephew



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