

# precision park

ASHBOURNE DRIVE ■ LEAMINGTON SPA ■ CV31 3HH

abr dn

CANMOOR

NOW  
AVAILABLE



## Two New High Quality Industrial/Warehouse Units 29,165 to 68,011 sq ft **TO LET**

- M40 J14 - 7 mins
- M40 J13 - 7 mins
- M42 J3A - 19 mins
- M45 - 22 mins
- 10m clear internal height
- 35m yard
- Grade A office space
- Prominent main road frontage
- Breeam 'Very Good'
- EPC 'A'
- Comfort cooled offices
- EV charging points

# LEAMINGTON SPA

[canmoor-precisionpark.com](http://canmoor-precisionpark.com)

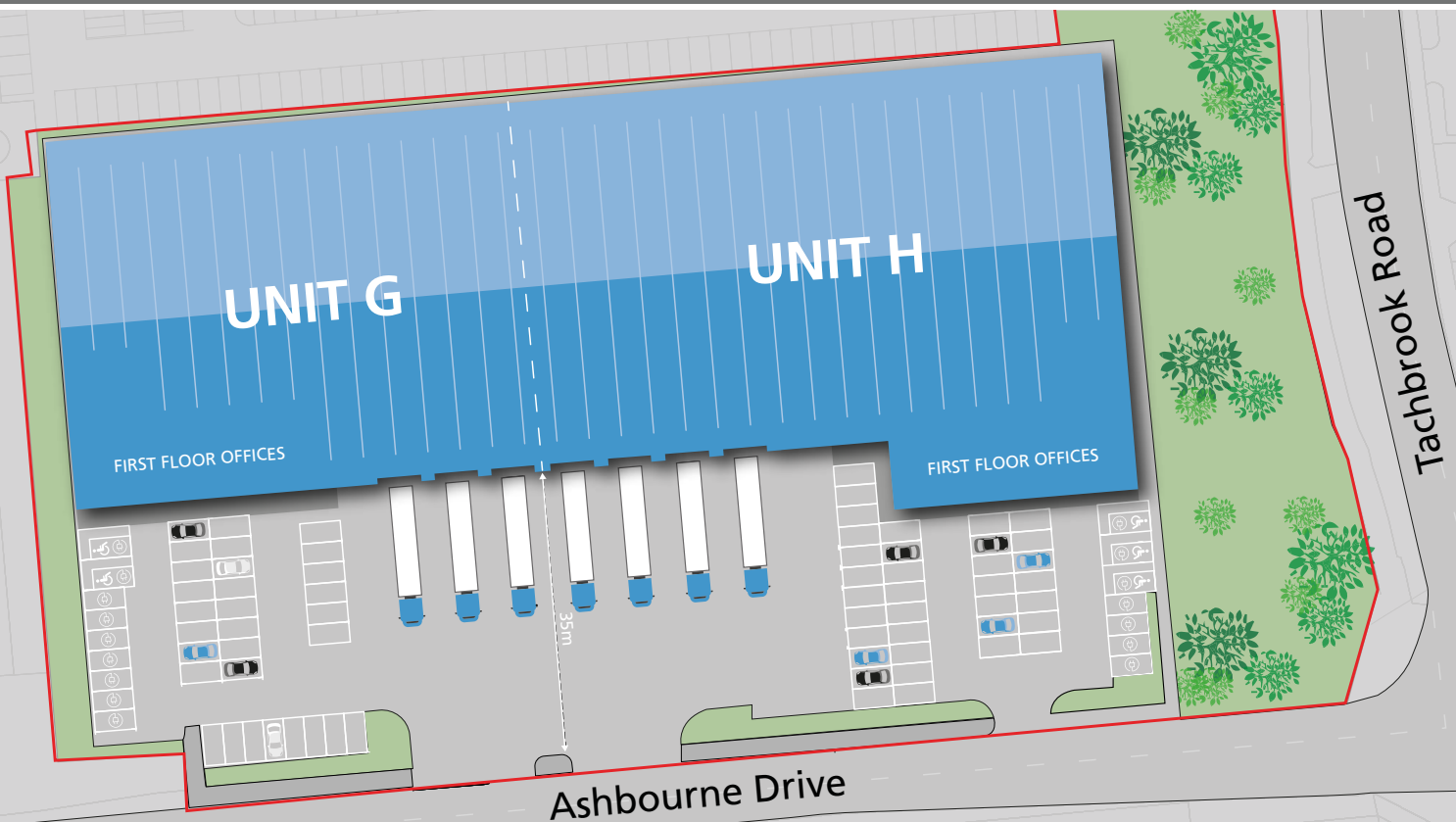


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## ACCOMMODATION (GIA)

Unit G	sq ft	sq m	Unit H	sq ft	sq m
Warehouse	25,921	2,408.1	Warehouse	35,513	3,299.2
First Floor Offices	3,244	301.4	First Floor Offices	3,333	309.6
<b>Total</b>	<b>29,165</b>	<b>2,709.5</b>	<b>Total</b>	<b>38,846</b>	<b>3,608.8</b>

Units can be combined to provide 68,011 sq ft (6,318.3 sq m)

## SPECIFICATION

	10m clear internal height		50 kN/m <sup>2</sup> floor loading		Prominent main road frontage		Unit G: 3 level loading doors
	35m yard depth		First floor offices		Car Parking Unit G: 39 Unit H: 42		Unit H: 4 level loading doors
	BREEAM 'Very Good'		EV charging points Unit G: 10 Unit H: 7		Provision for solar panels		EPC 'A'



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## LOCATION

Precision Park is located in Leamington Spa and is less than five minutes from the town centre and seven minutes from the M40 J13. The M40 links Birmingham and the West Midlands to London, the M25, and the wider South East. The principal access to the park is via Tachbrook Road.

The park forms part of Leamington's principal commercial location and is immediately adjacent to Spa Park, a 35-acre business park and Tachbrook Park, a 132-acre mixed-use scheme providing over 1 million sq ft of industrial, office, hotel and car showroom accommodation. Heathcote Industrial Estate and Shires Retail Park are also in close proximity. The area is home to various national occupiers including Jaguar Land Rover, Yodel, AGA Rangemaster, Bravissimo, Howdens, Screwfix, CEF and Edmundson Electrical.

## COMMUNICATIONS

Leamington Shopping Park	0.8 miles	4 mins
Leamington Spa Town Centre	0.9 miles	4 mins
M40 J13	3.4 miles	7 mins
M40 J14	3.6 miles	7 mins
M42 J3A	14 miles	19 mins
Coventry	12 miles	20 mins
M45	13 miles	22 mins
Banbury	20 miles	26 mins
M1 J17	23 miles	30 mins
Birmingham International Airport	25 miles	30 mins
Birmingham City Centre	38 miles	45 mins

Source: Google Maps



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



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



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



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



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



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

## TERMS

Both units are available on new FRI leases on terms to be agreed.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the letting agents.

**DTRE**

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