

AVAILABLE  
Q1 2023



COMPUTER GENERATED IMAGE

## Two New High Quality Industrial/Warehouse Units 29,000 to 67,700 sq ft **TO LET**

- M40 J14 - 5 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

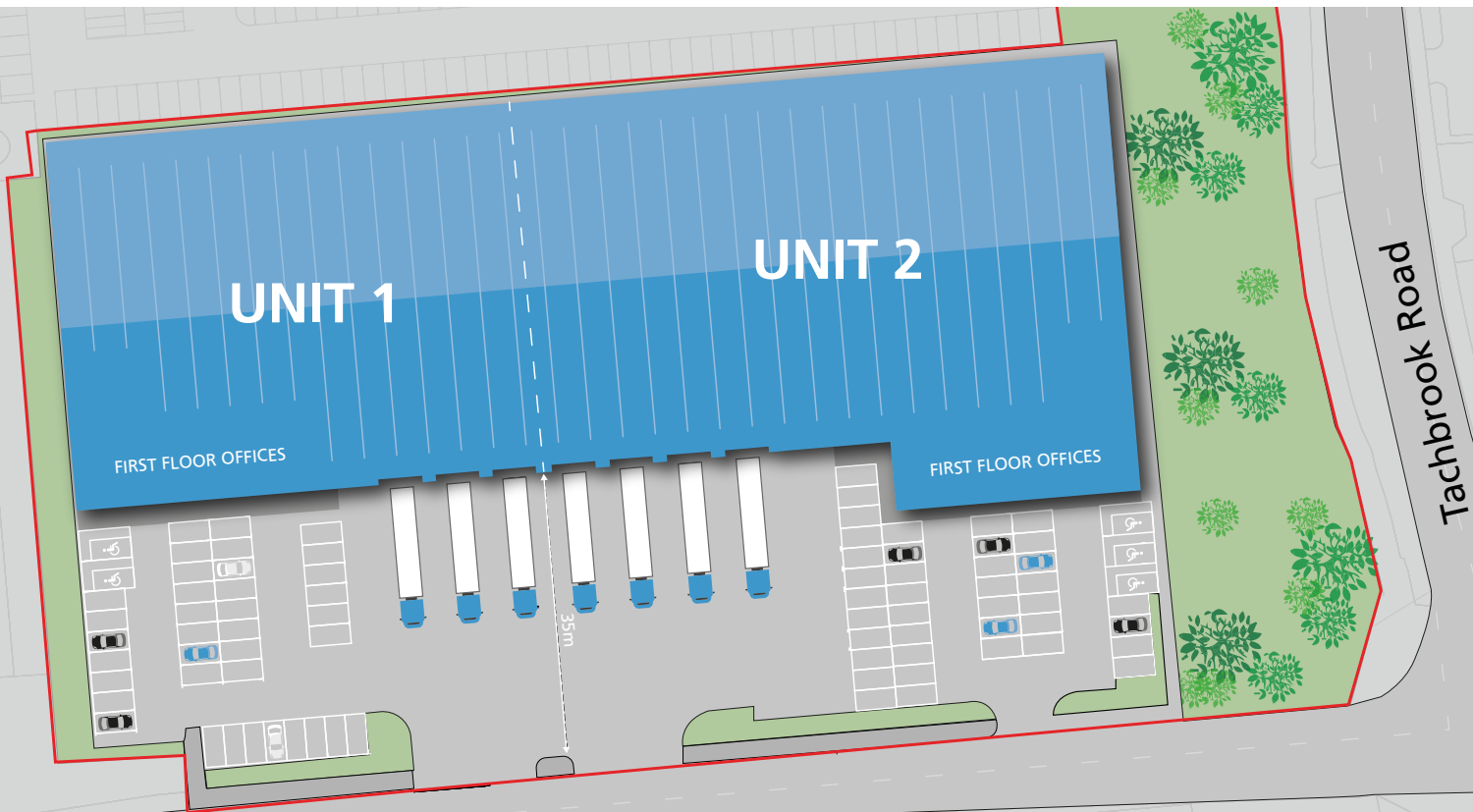
# LEAMINGTON SPA

# precision park

TACHBROOK ROAD ■ LEAMINGTON SPA ■ CV31 3HH



# LEAMINGTON SPA



**ACCOMMODATION (GIA)**

Unit 1	sq ft	sq m	Unit 2	sq ft	sq m
Warehouse	25,800	2,397	Warehouse	35,400	3,289
First Floor Offices	3,200	297	First Floor Offices	3,300	307
<b>Total</b>	<b>29,000</b>	<b>2,694</b>	<b>Total</b>	<b>38,700</b>	<b>3,595</b>

\*Target unit sizes, subject to measurement upon completion. Units can be combined to provide 67,700 sq ft (6,289 sq m)

**SPECIFICATION**

- 10m clear internal height
- 50 kN/m2 floor loading
- Prominent main road frontage
- Unit 1: 3 level loading doors
- 35m yard depth
- First floor offices
- Car Parking  
Unit 1: 39  
Unit 2: 42
- Unit 2: 4 level loading doors
- BREEM 'Very Good'
- EV charging points  
Unit 1: 10  
Unit 2: 7
- Provision for solar panels
- EPC 'A'

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## LOCATION

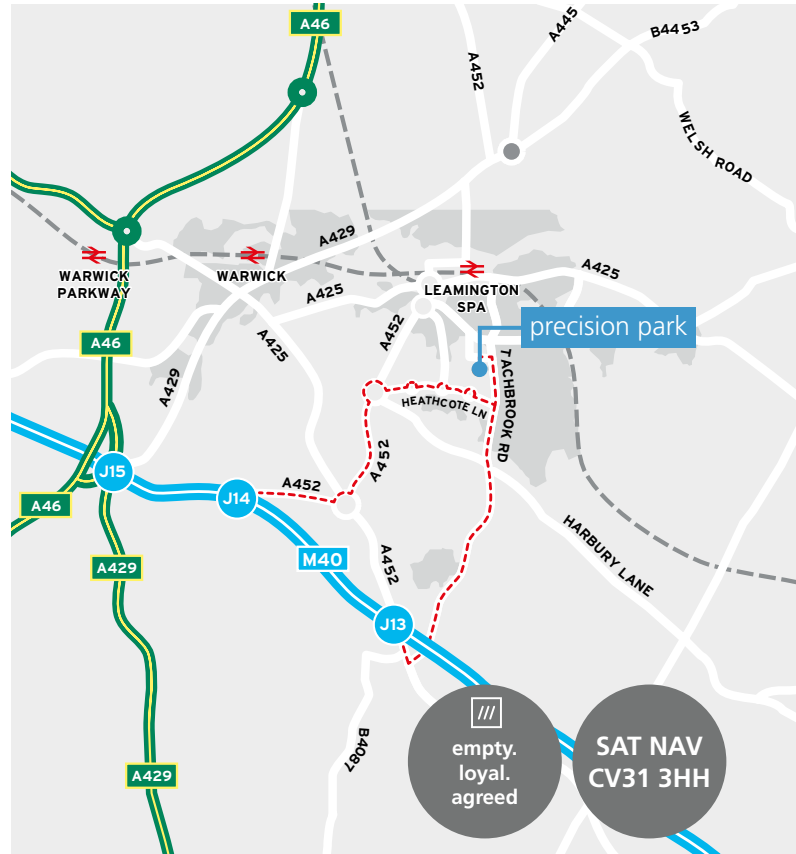
Precision Park is located in Leamington Spa and is less than five minutes from the town centre and seven minutes from the M40 J13. The M40 links Birmingham and the West Midlands to London, the M25, and the wider South East.

The principal access to the park is via Tachbrook Road. The nearby Leamington Spa Shopping Centre is home to Sainsbury's, M&S, Boots, Next, Halfords and JD Sports.

## COMMUNICATIONS

Leamington Spa Shopping Centre	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
Coventry	12 miles	20 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.

## SUSTAINABILITY

EPC Rating 'A' and BREEAM 'Very Good'.

## FURTHER INFORMATION

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

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