

precision park

TACHBROOK ROAD ■ LEAMINGTON SPA ■ CV31 3HH

abrdrn

CANMOOR

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



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SCREWFIX

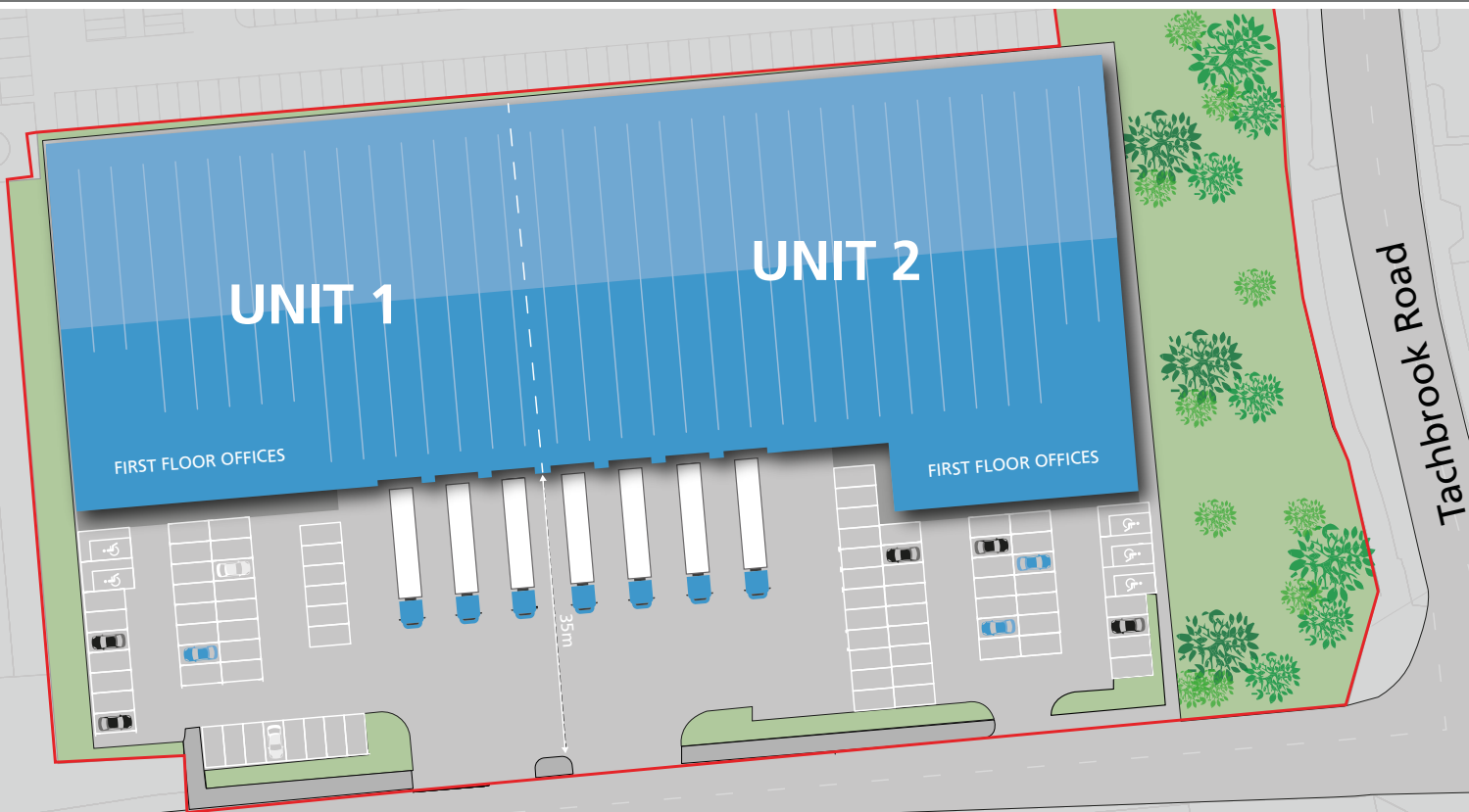


BRAVISSIMO

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CONSULTANCY  
SERVICES



# 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		40 car parking spaces per unit		Unit 2 - 4 loading doors
	BREEAM '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
Leamington Spa Town Centre	0.9 miles
M40 J13	3.4 miles
M40 J14	3.6 miles
Coventry	12 miles
Banbury	20 miles
M1 J17	23 miles
Birmingham International Airport	25 miles
Birmingham City Centre	38 miles

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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