

AXIOM

PRECISION PARK LEAMINGTON SPA

J13/J14 M40

Prime Midlands Warehouse Opportunity
Immediately Available / Fully Fitted

223,936 sq ft

To Let / May Sell

Leamington Spa • Warwickshire • CV31 3HH

A PRIME FULL DISTRIBUTION



17 Dock Level Loading
Doors & 8 Level Access
Doors



50m
Concrete
Surfaced Yard



15m Eaves
Height



FULLY FITTED ION CENTRE



70 kN
Floor Loading



Racked With
Up To 24,000
Pallet Spaces



1.25 MVA From The Grid
1.25 MVA Backup Generator
450 kVa Solar PV









AXIOM
PRECISION
PARK
LEAMINGTON SPA

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.

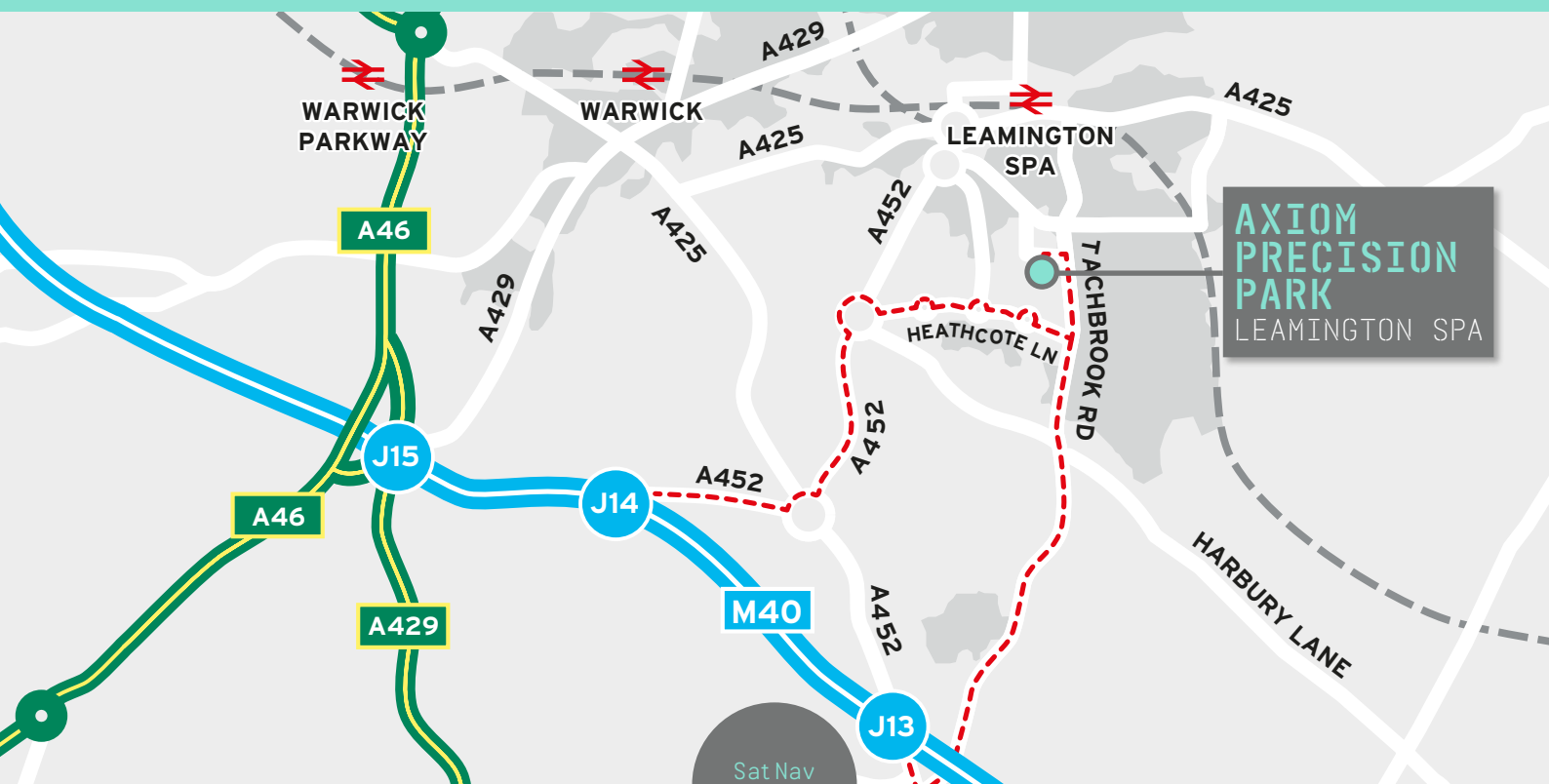
HGV Drive Times

- 0-90 mins
- 90-180 mins
- 180-270 mins

Source: Mecator Geosystems

Location

PRIME POSITION



Communications

Motorways 	Airports 	Ports 
M40 J133.4 miles	Coventry9 miles	Avonmouth104 miles
M4512 miles	Birmingham Int'l26.1 miles	London Gateway135.7 miles
M6 J215 miles	East Midlands50.9 miles	Liverpool131.7 miles
M42 J318.8 miles	Luton70.3 miles	Grimsby133.1 miles
M1 J1629.1 miles	Heathrow84.7 miles	Felixstowe153.2 miles

Source: AA Route Planner

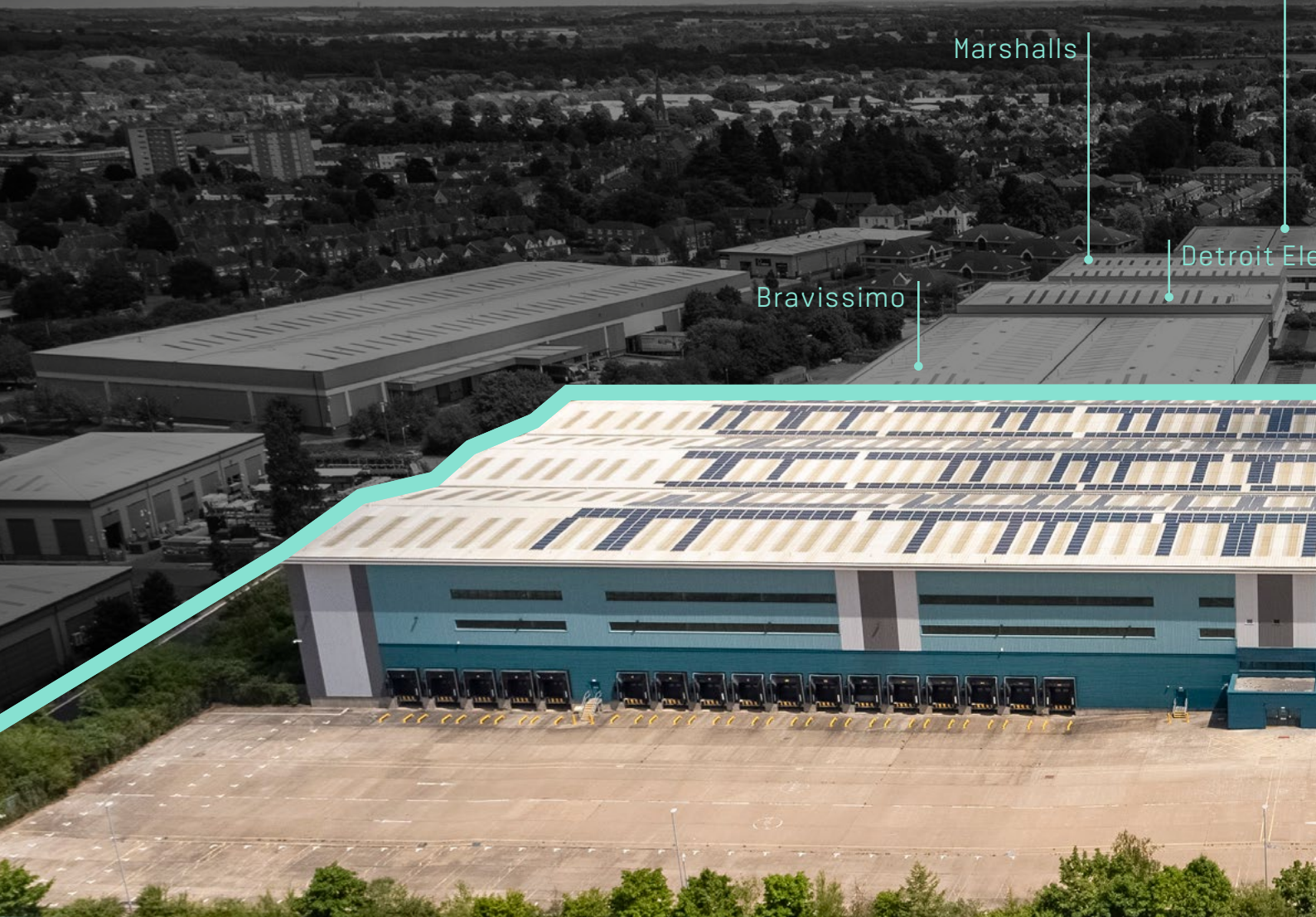
IMMEDIATE AVAILABLE

Smith & Nephew

Marshalls

Detroit Ele

Bravissimo



LY

Integra (156,203 sq ft) is also immediately available to provide a total of 380,139 sq ft

Tachbrook Road

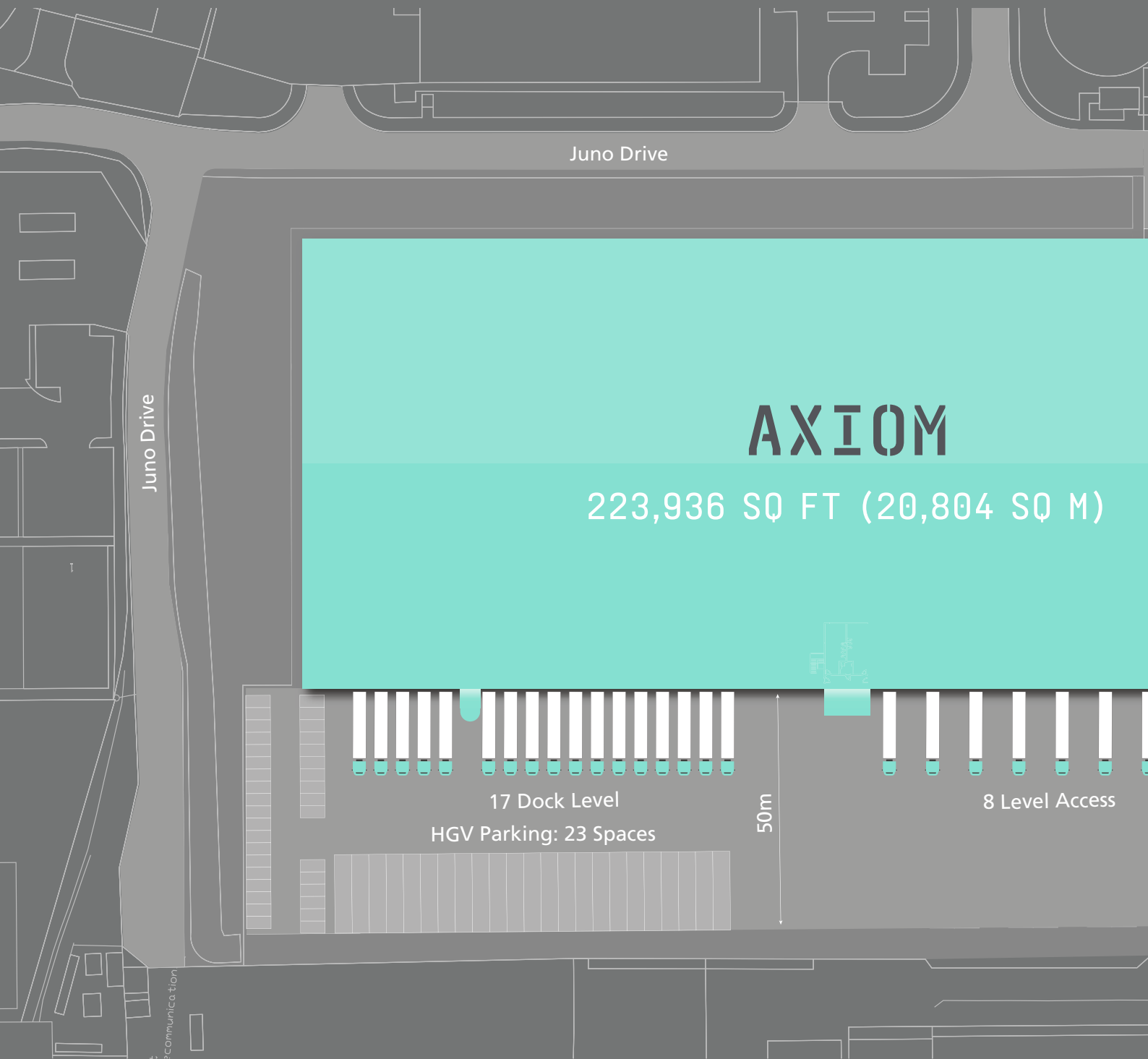
Harrison Way



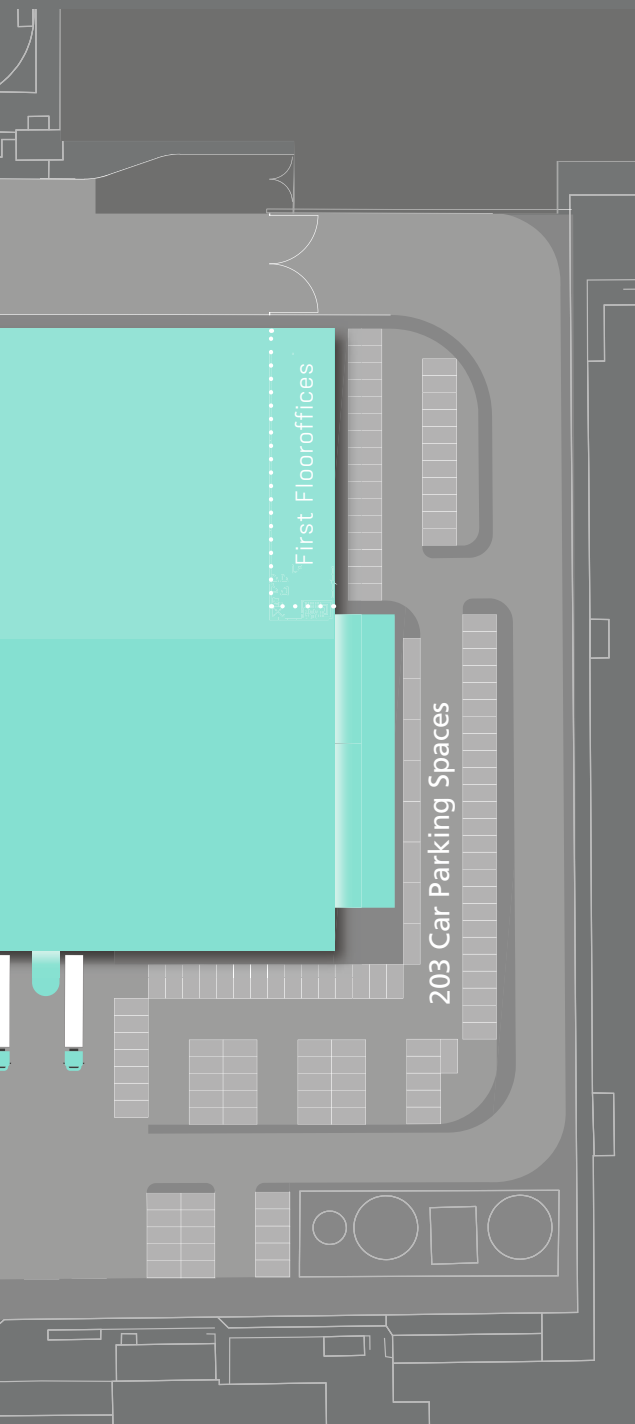
Tachbrook Drive

AXIOM

223,936 SQ FT



(20,804 SQ M)



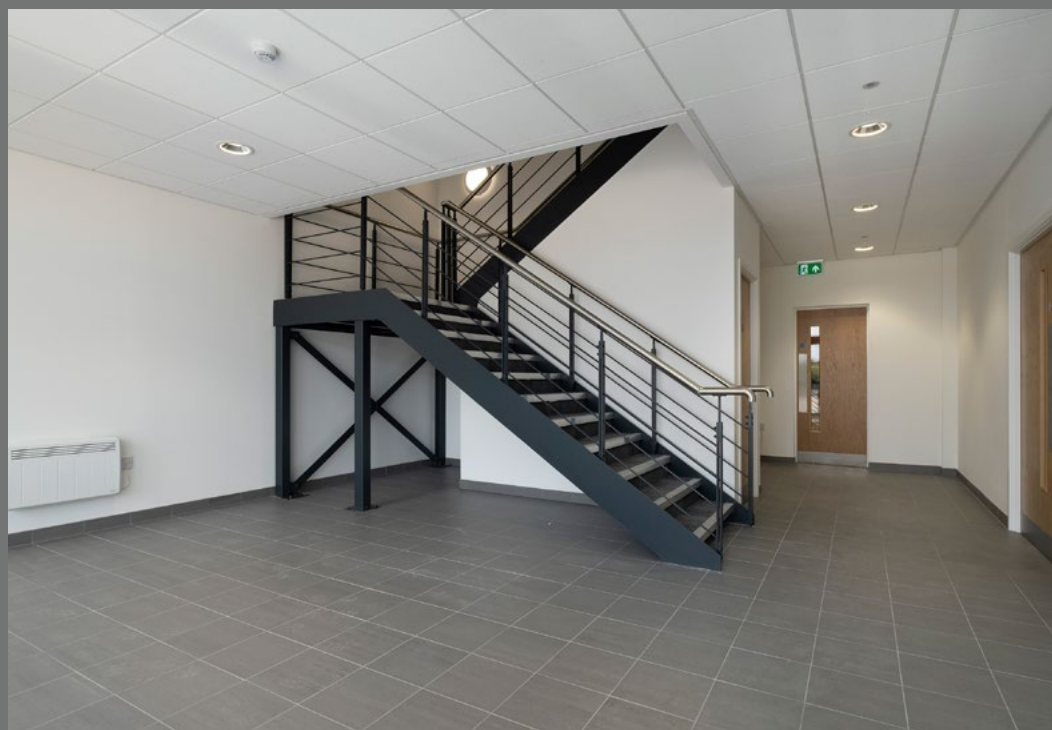
Accommodation (GIA)

	sq ft	sq m
Warehouse	215,885	20,056
Ground Floor Offices	4,061	377
First Floor Offices	3,990	371
Total	223,936	20,804
Car Parking	203	Spaces
HGV Parking	23	Spaces

Specification

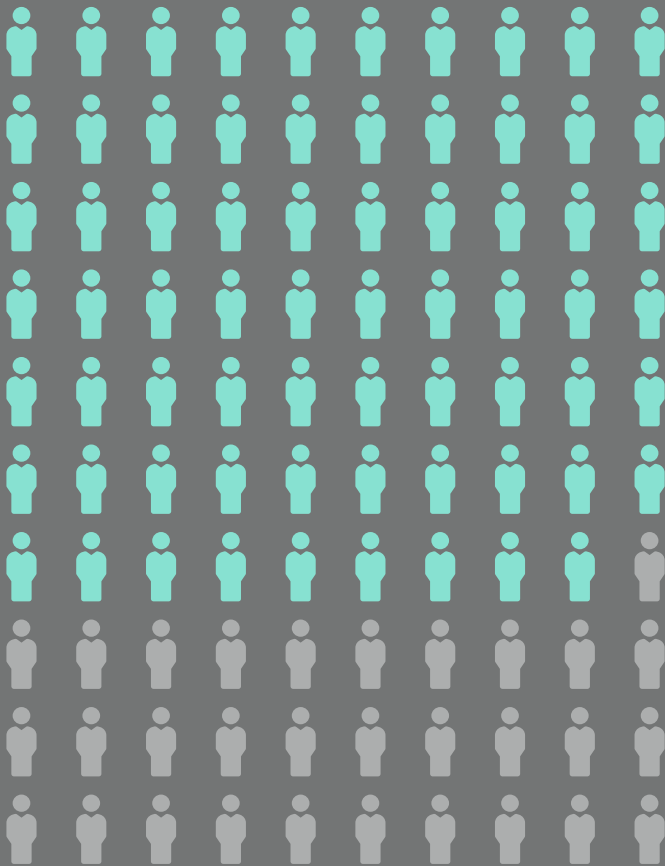
- New dedicated entrance
- New two storey offices
- 8 level access and 17 dock level loading doors
- 50m concrete surfaced yard
- 15m eaves height
- 70 kN per sq m floor loading
- LED lighting, gas fired warm air heating and a smoke and air ventilation system
- Fitted with sprinklers
- Racked with up to 24,000 pallets spaces
- 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





DESTINATI LEAMINGTO

Professional Employment Pool



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

11%

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

69%

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



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

ON: N SPA

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.



Marshall's

GRUPO
ANTOLIN

SCREWFIX

AGA



BRAVISSIMO

YODEL

ventec
INTERNATIONAL GROUP
廣輝電子

smith&nephew



JLL
0121 643 6440
jll.co.uk/property

Carl Durrant
+44 7971 404 655
carl.durrant@eu.jll.com

Chris Clark
+44 0121 214 9969
chris.clark@eu.jll.com

Richard James-Moore
+44 7469 403 599
richard.james-moore@eu.jll.com

harrislamb
PROPERTY CONSULTANCY
0121 455 9455
www.harrislamb.com

Charles D'Auncey
+44 7747 897 866
charles.dauncey@harrislamb.com

Neil Slade
+44 7766 470 384
neil.slade@harrislamb.com

Alex Eagleton
+44 7970 212 182
alex.eagleton@harrislamb.com