

INTEGRA

PRECISION PARK LEAMINGTON SPA

J13/J14 M40

Prime Midlands Warehouse Opportunity
Immediately Available / Fully Refurbished

156,203 sq ft

To Let / May Sell

Leamington Spa • Warwickshire • CV31 3HH

A PRIME RE DISTRIBUTI



13 Dock Level Loading
Doors & 1 Level Access
Door



47m
Concrete
Surfaced Yard



15m Eaves
Height



REFURBISHED ION CENTRE



70 kN
Floor Loading



LED Lighting
Heating
Sprinklers



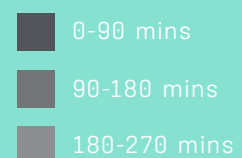
1.5 MVA From The Grid
1.5 MVA Backup Generator
1.35 MVA Solar PV



**INTEGRA
PRECISION
PARK**
LEAMINGTON SPA



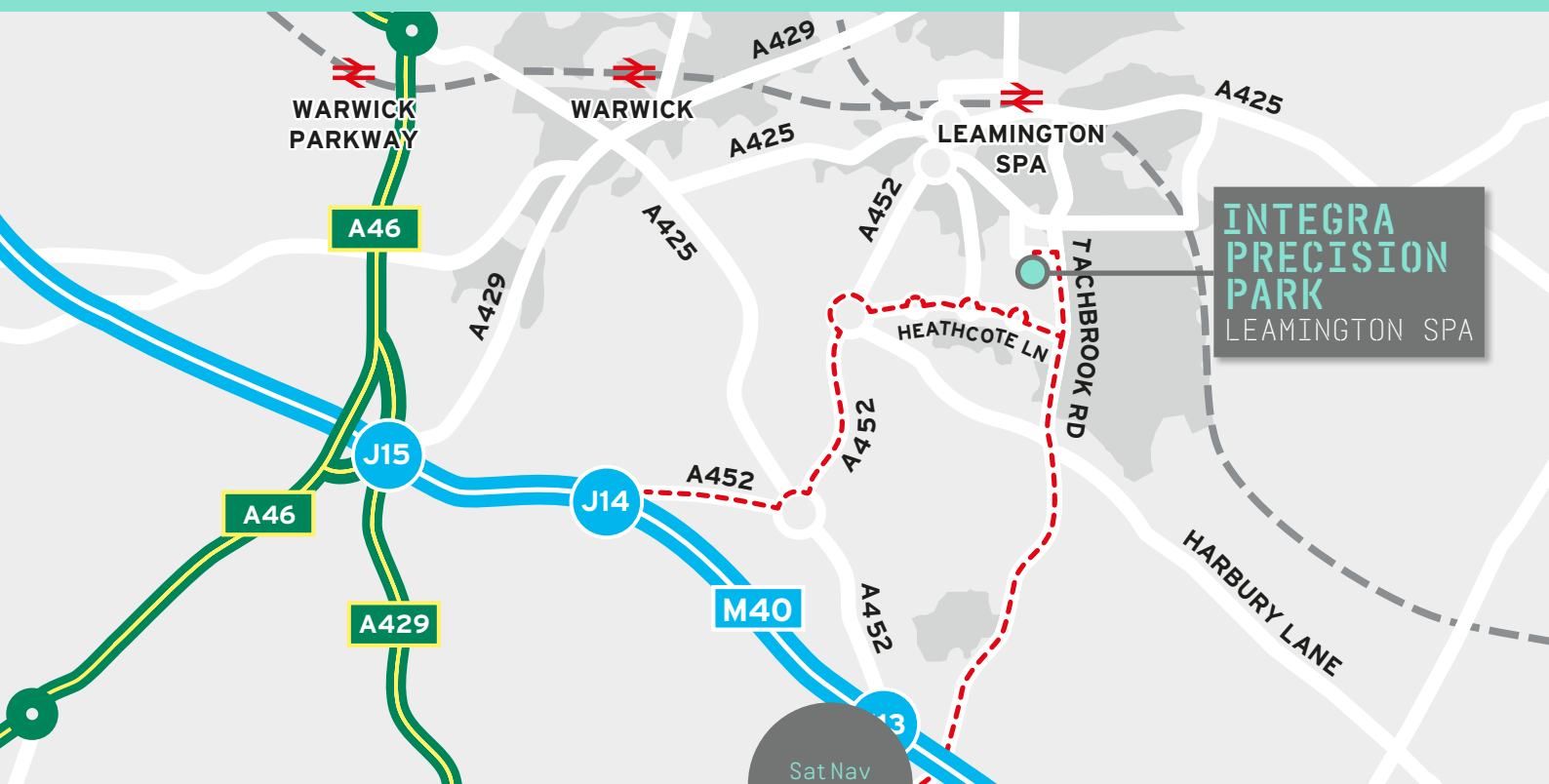
HGV Drive Times



Source: Mecator Geosystems

Location

PRIME POSITION



Communications

Motorways 	Airports 	Ports 
M40 J13 3.6 miles	Coventry 9 miles	Avonmouth 104 miles
M45 11.7 miles	Birmingham Int'l 26.1 miles	London Gateway 135.7 miles
M6 J2 16.6 miles	East Midlands 50.9 miles	Liverpool 131.7 miles
M42 J3 18.8 miles	Luton 70.3 miles	Grimsby 133.1 miles
M1 J16 29.1 miles	Heathrow 84.7 miles	Felixstowe 153.2 miles

Source: AA Route Planner





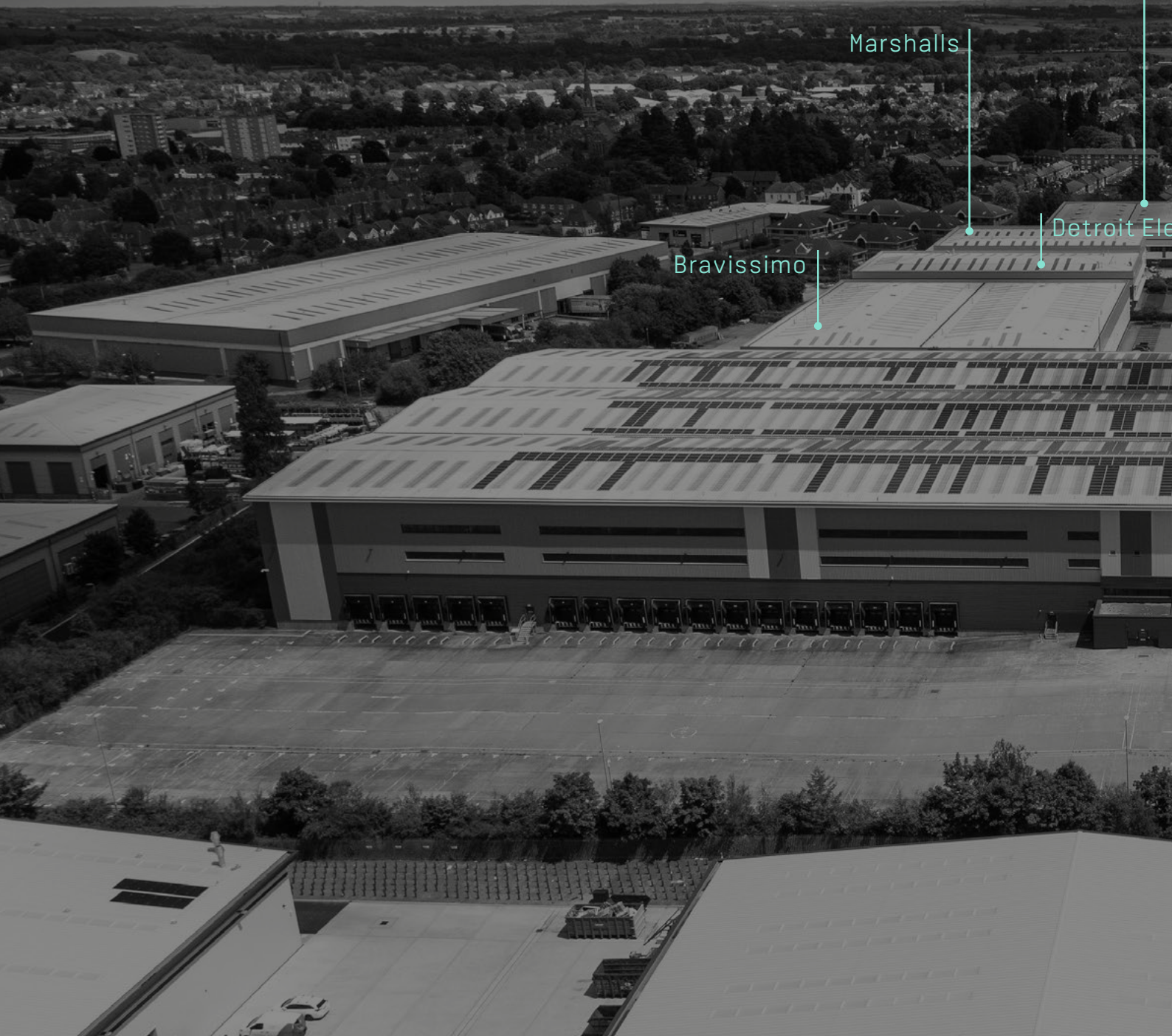
IMMEDIATE AVAILABLE

Smith & Nephew

Marshalls

Detroit Ele

Bravissimo



LY

Axiom (223,936 sq ft) is also immediately available to provide a total of 380,139 sq ft

Harrison Way

Tachbrook Road

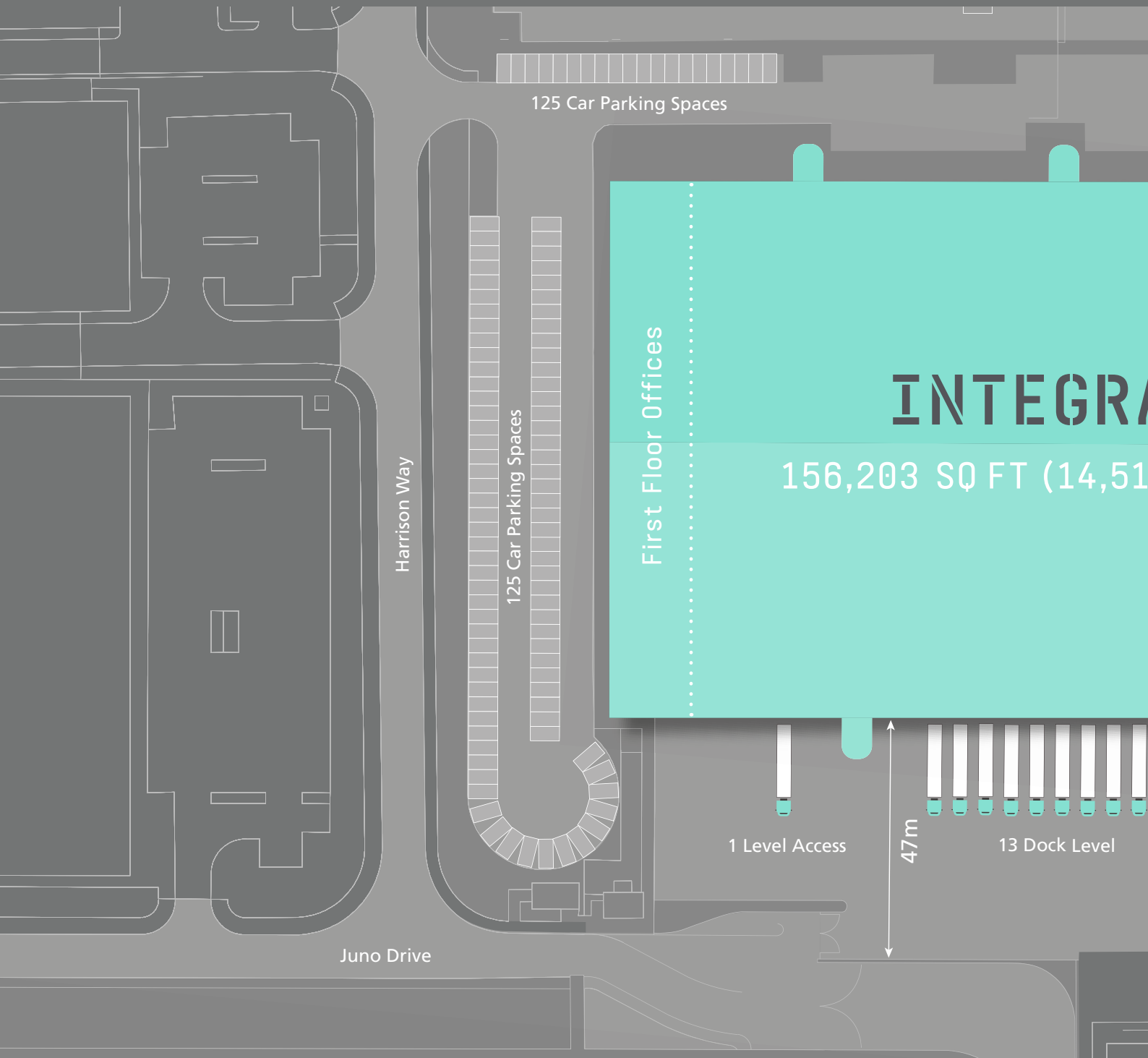
Electric

AXIOM

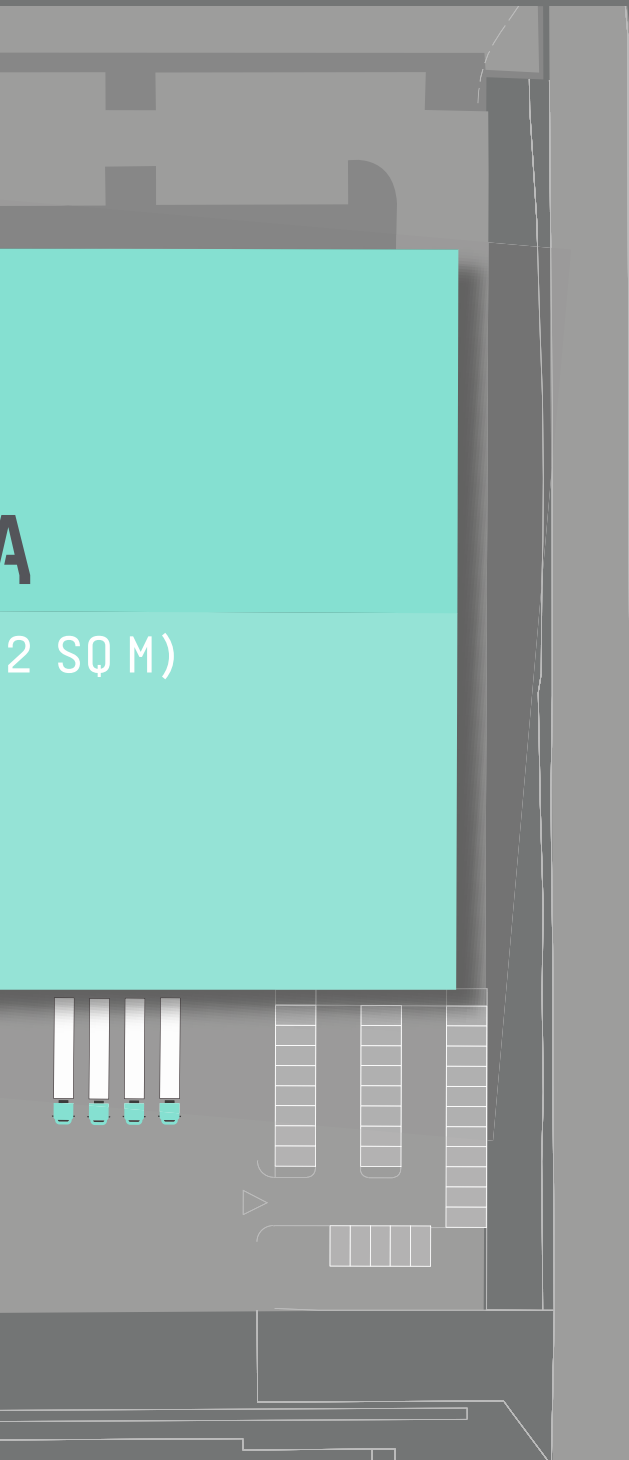
Tachbrook Drive

INTEGRA

156,203 SQ FT



(14,512 SQ M)



A
2 SQ M)

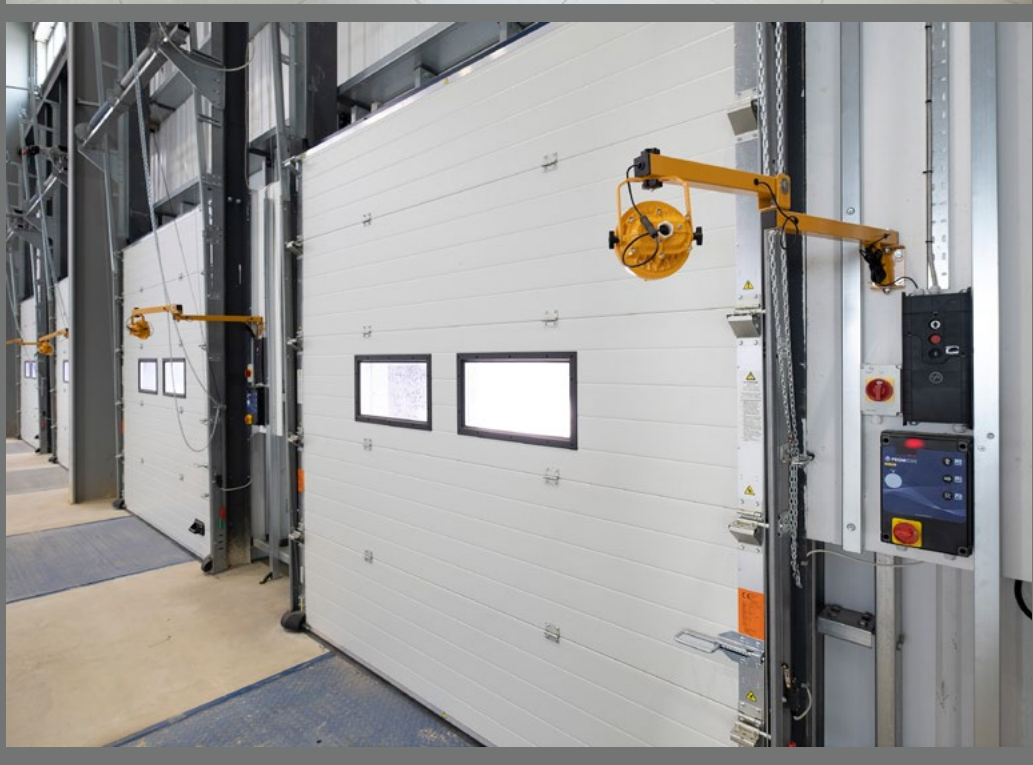
Accommodation (GIA)

	sq ft	sq m
Warehouse	145,434	13,511.3
First Floor Offices	10,769	1,001.5
Total	156,203	14,511.8
Car Parking	125 Spaces	

Specification

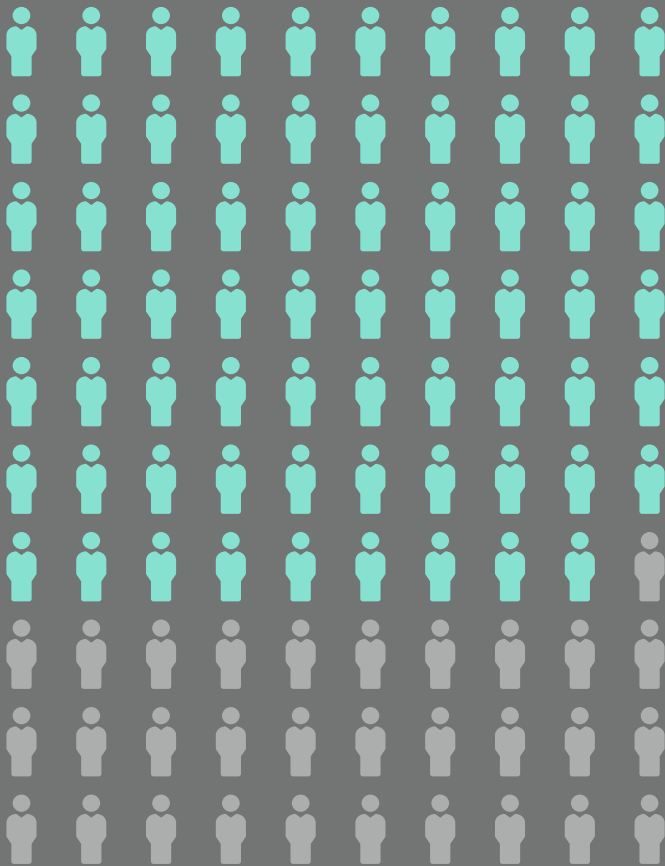
- 1 level access and 13 dock level loading doors
- 47m deep yard area
- 15m eaves height
- 70 kN per sq m floor loading
- LED lighting, gas fired warm air heating and a smoke and air ventilation system
- Fitted with sprinklers
- Refurbished first floor offices
- 3 bay steel portal frame
- 1.5 MVA from the grid, 1.5 MVA back up generator plus 1.35 MVA solar panels
- Ready for immediate occupation
- EPC: B 32





DESTINATI LEAMINGTO

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.

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



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