

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 REFURBISHED DISTRIBUTION CENTRE



13 Dock Level Loading
Doors & 1 Level Access
Door



47m
Concrete
Surfaced Yard



15m Eaves
Height



70 kN
Floor Loading



EPC: A+ -14

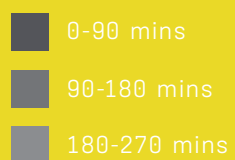


571 kVa from the Grid
1.5 MVA back up generator
Further 1.35 MVA solar PVs





HGV Drive Times






Source: Mecator Geosystems

PRIME POSITION



Communications

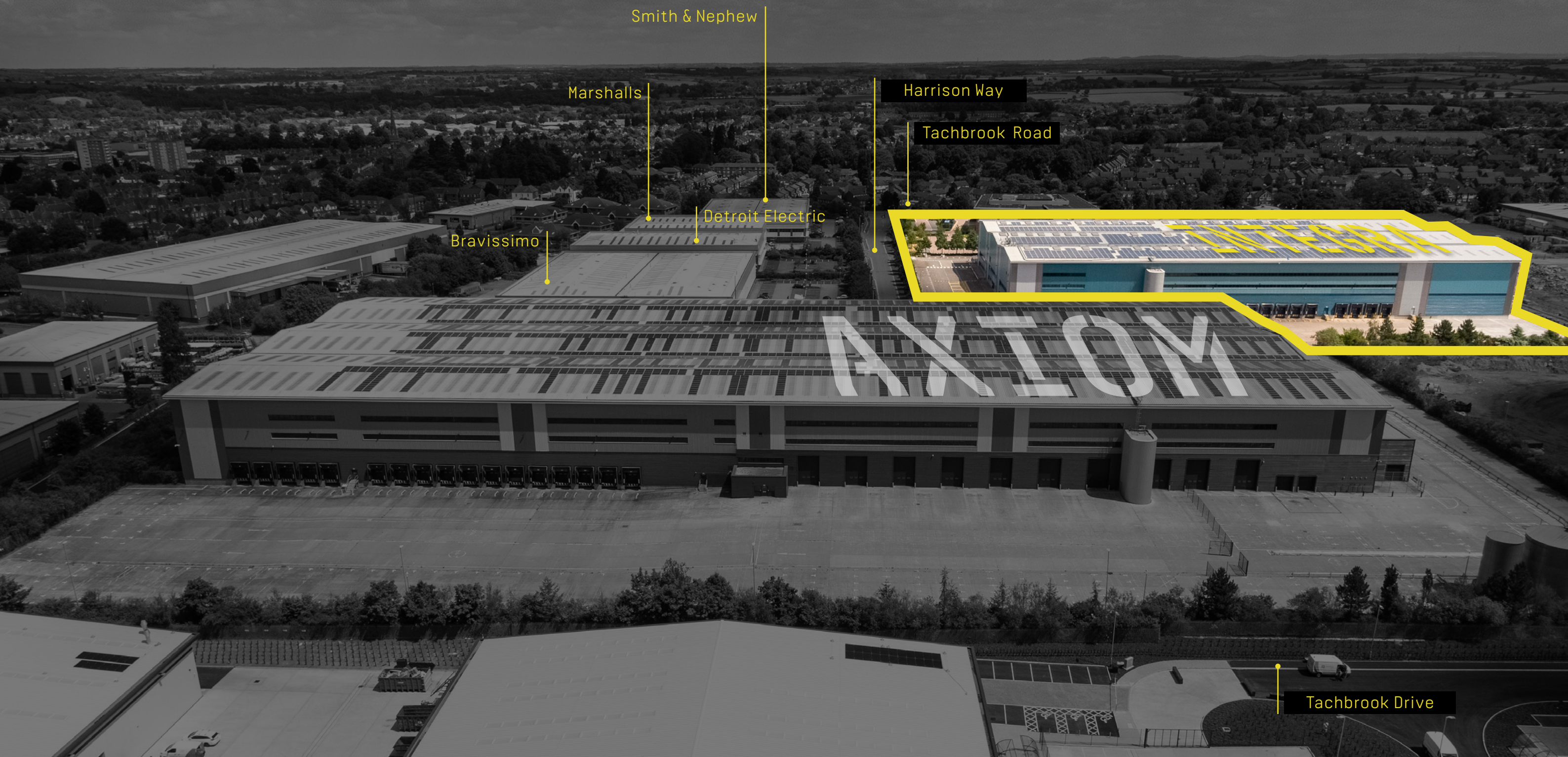
Motorways 		Airports 		Ports 	
M40 J13	3.6 miles	Coventry	9 miles	Avonmouth	104 miles
M45	11.7 miles	Birmingham Int'l	26.1 miles	London Gateway	135.7 miles
M6 J2	16.6 miles	East Midlands	50.9 miles	Liverpool	131.7 miles
M42 J3	18.8 miles	Luton	70.3 miles	Grimsby	133.1 miles
M1 J16	29.1 miles	Heathrow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

Source: AA Route Planner



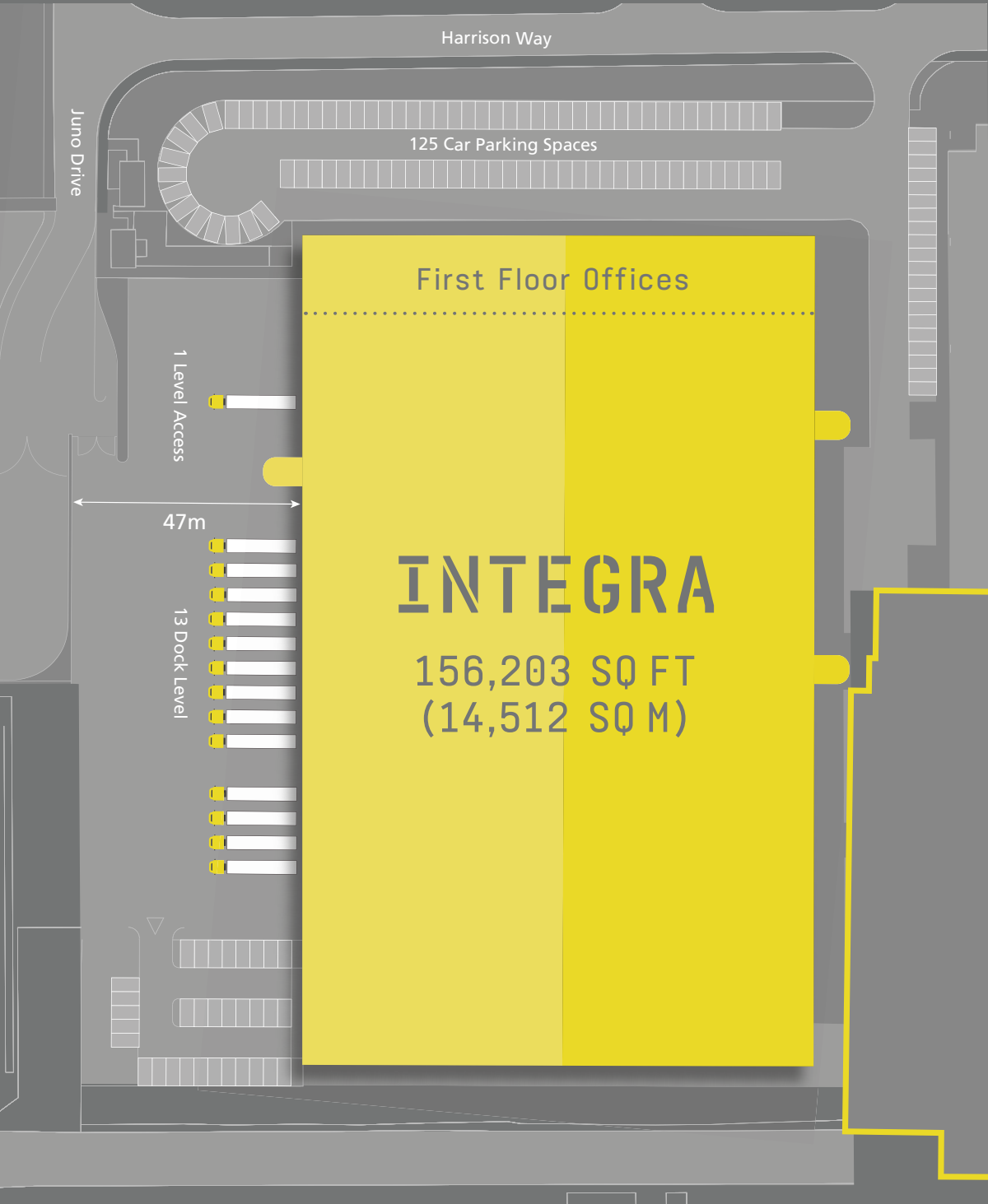
IMMEDIATELY AVAILABLE

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



INTEGRA 156,203 SQ FT

WITH OPPORTUNITY TO EXPAND



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

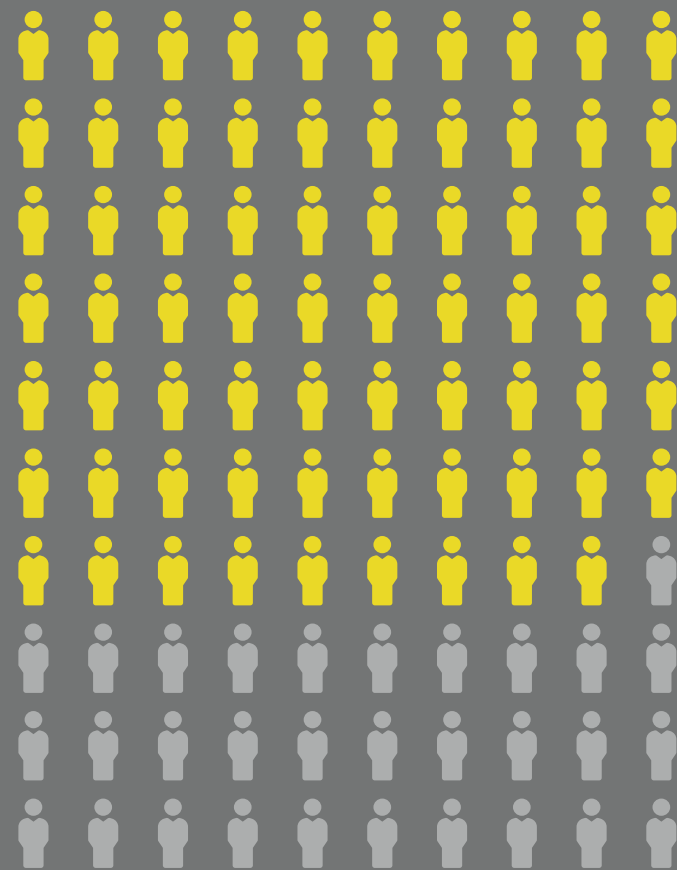
- 1 level access and 13 dock level loading doors
- 47m deep yard area
- 15m eaves height
- 70 kN per sq m floor loading
- LED lighting, gas fired warm air heating and a smoke and air ventilation system
- Fitted with sprinklers
- Refurbished first floor offices
- 3 bay steel portal frame
- Power 571kVa. Can be increased.
- Ready for immediate occupation
- EPC: A+ -14



DESTINATION: LEAMINGTON SPA

Professional Employment Pool

Labour Force



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.

Location

Connectivity

90%

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

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

SCREW-FIX

AGA

DETROIT ELECTRIC

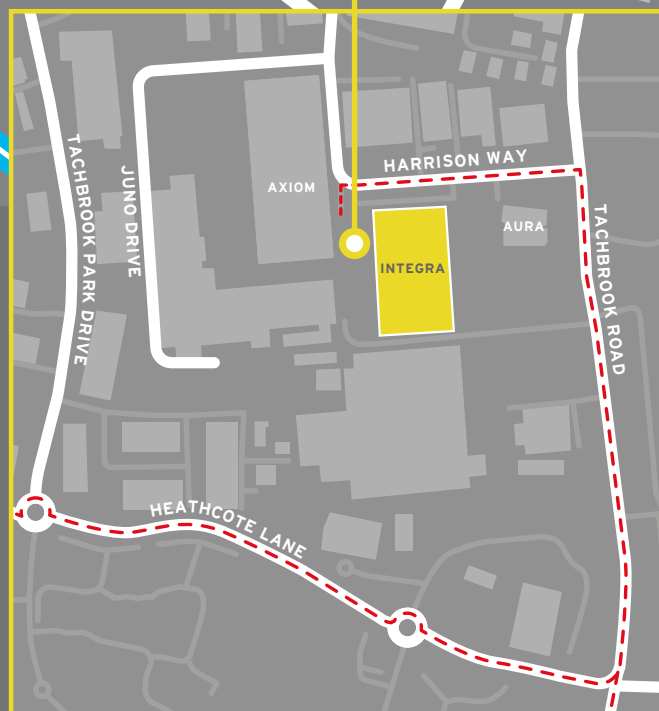
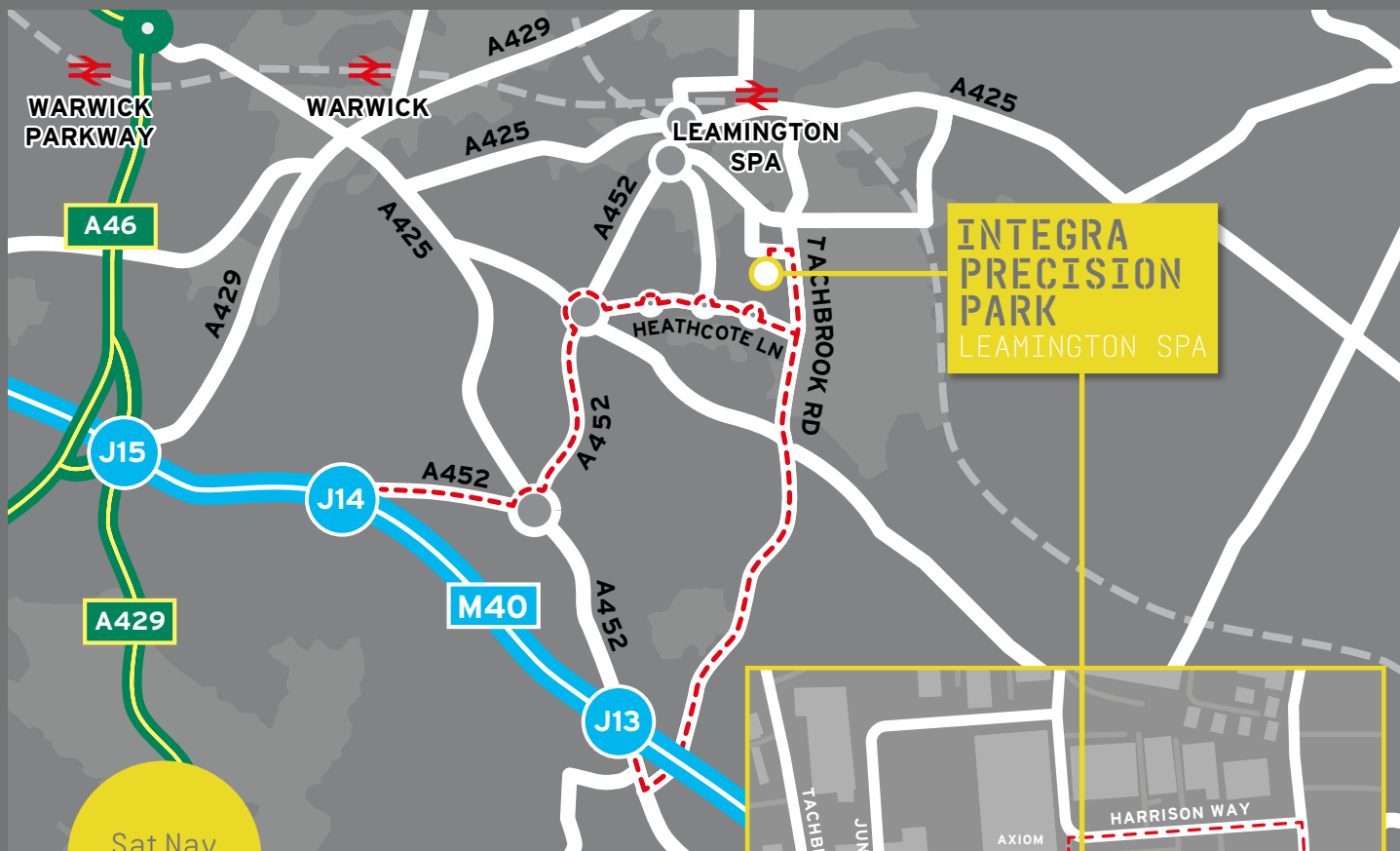
FOREVER

BRAVISSIMO

YODEL

ventec
INTERNATIONAL GROUP
捷輝電子

smith&nephew



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