

INTEGRA

PRECISION PARK LEAMINGTON SPA

J13/J14 M40

Prime Midlands Warehouse Opportunity
Immediately Available / Fully Fitted


Available To Let

157,722 sq ft

Leamington Spa • Warwickshire • CV31 3HH

A PRIME GRADE A DISTRIBUTION CENTRE





**INTEGRA
PRECISION
PARK**
LEAMINGTON SPA

Location

Map showing major cities and roads in the UK. Key locations include: Preston, Manchester, Sheffield, Derby, Nottingham, Leicester, Peterborough, Cambridge, Biggleswade, Luton, Dunstable, Oxford, Reading, London, Heathrow, Gatwick, Brighton, Southampton, Bournemouth, Exeter, Bristol, Swindon, Cheltenham, Gloucester, Kidderminster, Birmingham, Wolverhampton, Leicester, Nottingham, Derby, Sheffield, Manchester, Preston, Liverpool, Kingston upon Hull, Immingham, Norwich, Great Yarmouth, Felixstowe, Harwich, Colchester, Canterbury, Dover, Folkestone, Brighton, Southampton, Bournemouth, Exeter, Bristol, Swindon, Cheltenham, Gloucester, Kidderminster, Birmingham, Wolverhampton.

HGV Drive Times



PRIME POSITION



Avonmouth	1hr 35 mins
London Gateway	2hrs 20 mins
Liverpool	2hrs 20 mins
Grimsby	2hrs 35 mins
Felixstowe	3hrs 0mins



Tachbrook Road

Smith & Nephew

Harrison Way

Marshall's

Detroit Electric

Bravissimo

INTEGRA

AXIOM

Grupo Antolin

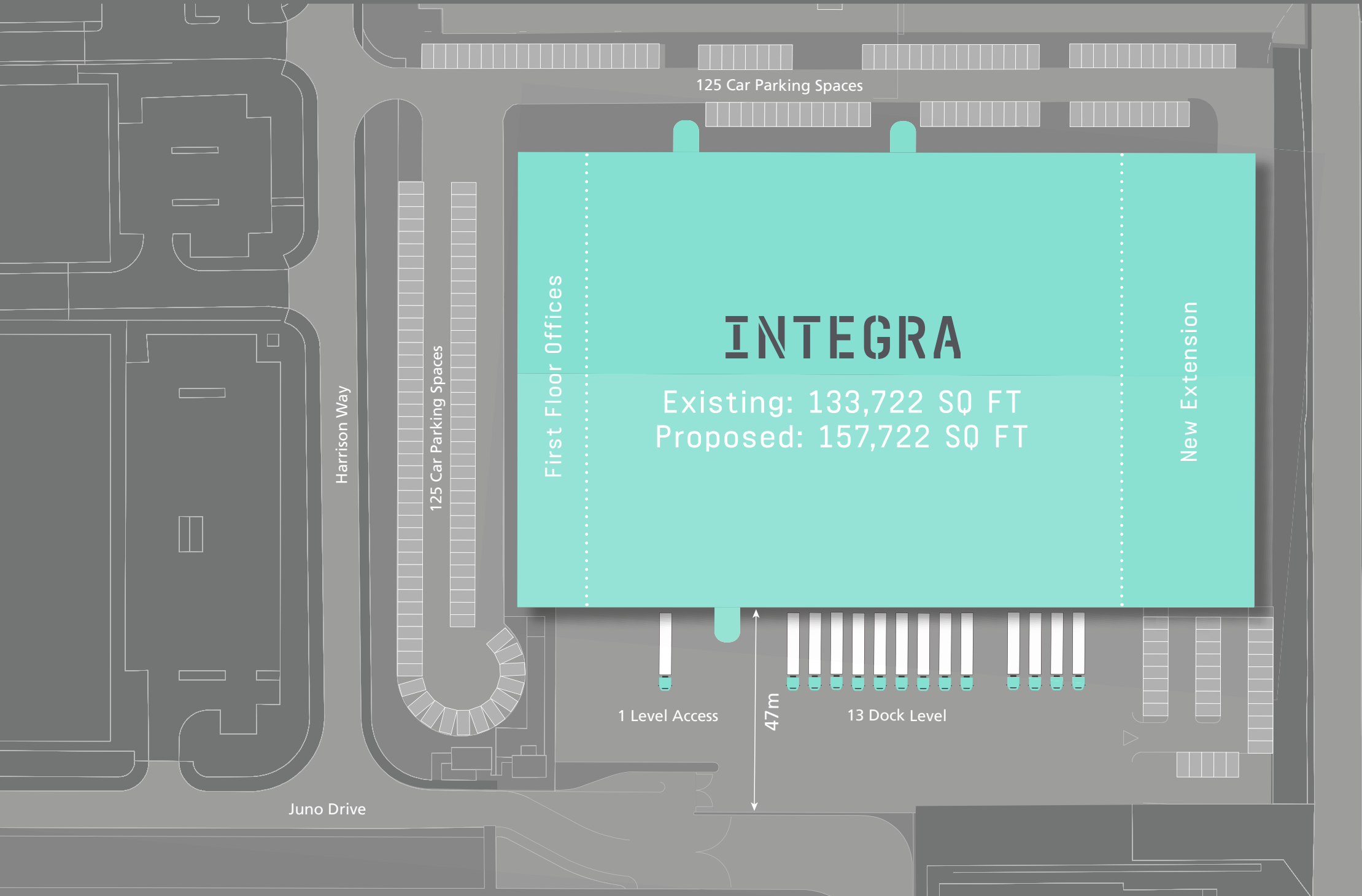
Tachbrook Drive

IMMEDIATELY
AVAILABLE

Axiom (223,690 sq ft) is also immediately
available to provide a total of 381,412 sq ft

INTEGRA

157,722 SQ FT (14,653 SQ M)



Accommodation (GIA)		
	sq ft	sq m
Warehouse	123,032	11,430
First Floor Offices	10,690	993
Sub Total - Existing	133,722	12,423
New Extension	24,000	2,230
Total - Proposed	157,722	14,653
Mezzanine	54,295	5,044
Car Parking	125 Spaces	

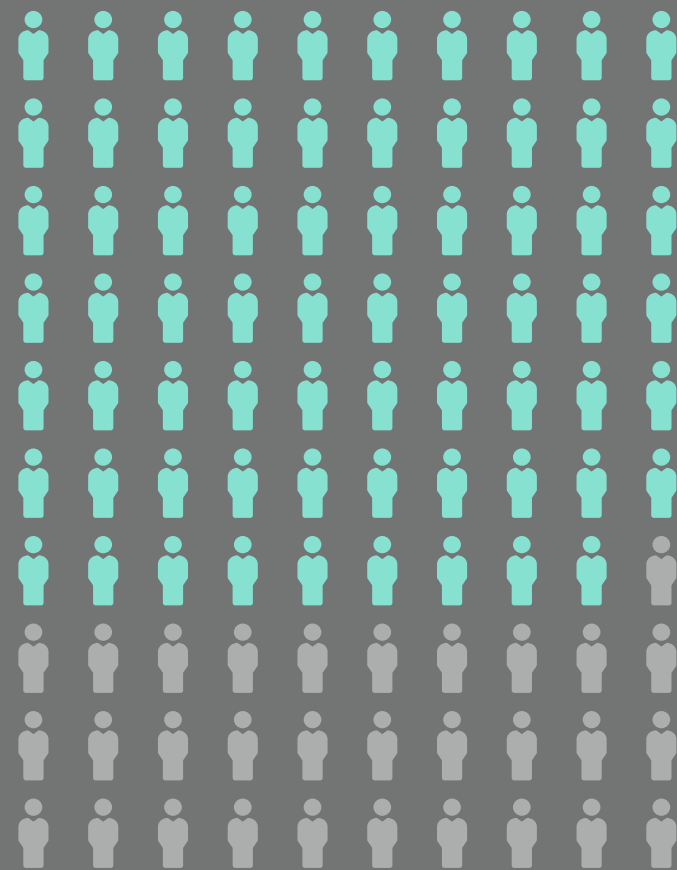
Specification

- 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

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
國際電子

smith&nephew



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