

AXIOM

PRECISION PARK LEAMINGTON SPA

J13/J14 M40

Prime Midlands Warehouse Opportunity
Immediately Available / Fully Fitted


Available To Let
223,690 sq ft

Leamington Spa • Warwickshire • CV31 3HH

A PRIME GRADE A DISTRIBUTION CENTRE



HIGH QUALITY



Location

AXIOM
PRECISION
PARK
LEAMINGTON SPA

PRESTON
LIVERPOOL
MANCHESTER
SHEFFIELD
M6
DERBY
NOTTINGHAM
LEICESTER
WOLVERHAMPTON
BIRMINGHAM
KIDDERMINSTER
B'HAM AIRPORT
GLOUCESTER
CHELTENHAM
SWINDON
BRISTOL
EXETER
BOURNEMOUTH
SOUTHAMPTON
LEEDS
KINGSTON UPON HULL
IMMINGHAM
PETERBOROUGH
CAMBRIDGE
BIGGLESWADE
LUTON
LUTON AIRPORT
A1(M)
M11
M25
CITY AIRPORT
LONDON
HEATHROW
GATWICK
BRIGHTON
NORWICH
GREAT YARMOUTH
FELIXSTOWE
HARWICH
COLCHESTER
CANTEBURY
DOVER
FOLKESTONE

M1
M4
M5
M6
M40
M42
M3
M20

HGV Drive Times



PRIME POSITION

A map of the Leamington Spa area showing the location of Axiom Precision Park. The park is marked with a green dot near the intersection of the M40 motorway and A452. Surrounding roads include Warwick Parkway, Warwick, Leamington Spa, Heathcote Ln, Tachbrook Rd, and Harbury Lane. The map also shows the A46, A429, and A425 roads. A callout box identifies the location as 'AXIOM PRECISION PARK, LEAMINGTON SPA'.



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

Source: AA Route Planner



AXIOM

Smith & Nephew

Tachbrook Road

Harrison Way

Marshall's

Detroit Electric

Bravissimo

INTEGRA

Grupo Antolin

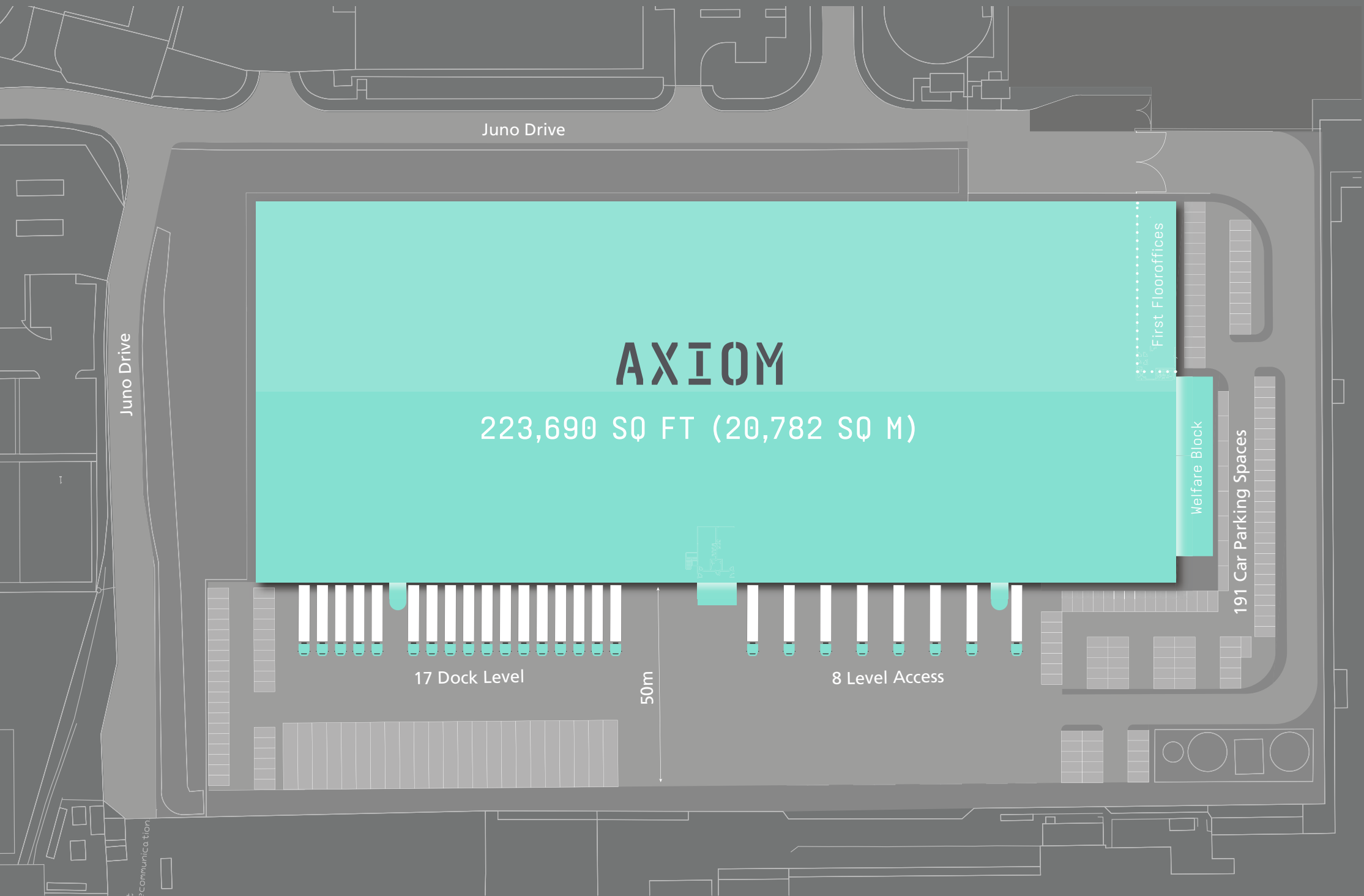
Tachbrook Drive

IMMEDIATELY
AVAILABLE

Integra (157,722 sq ft) is also immediately available to provide a total of 381,412 sq ft

AXIOM

223,690 SQ FT (20,782 SQ M)



Accommodation (GIA)		
	sq ft	sq m
Warehouse	213,670	19,851
Ground Floor Offices	4,150	386
First Floor Offices	4,150	386
Welfare Block	1,720	160
Total	223,690	20,783
Car Parking	191	Spaces

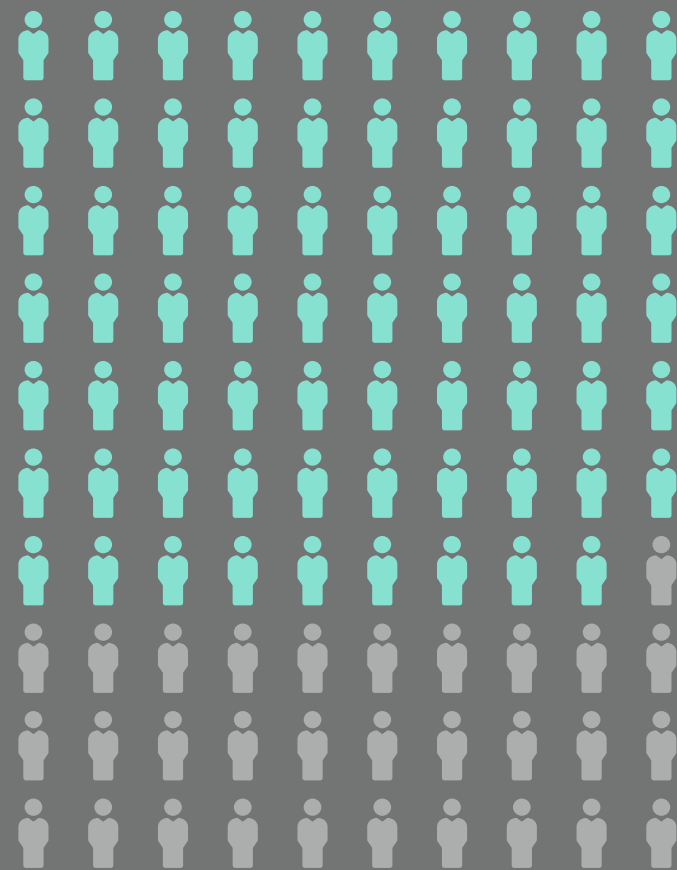
Specification

- 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 - up to 24,500 pallets
- 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

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



SCREWFIX



BRAVISSIMO

YODEL



smith&nephew



Carl Durrant
+44 7971 404 655
carl.durrant@eu.jll.com
Richard James-Moore
+44 7469 403 599
richard.james-moore@eu.jll.com



Charles D'Auncey
+44 7747 897 866
charles.dauncey@harrislamb.com
Neil Slade
+44 7766 470 384
neil.slade@harrislamb.com