

# TO LET

## NEW CONVENIENCE STORE & CHILDREN'S DAY NURSERY

Fusiliers Way Local Centre | Fusiliers Way | Warwick | CV34 8DD



**1980**  
NEW BUILD  
RESIDENTIAL  
UNITS



**72**  
PARKING  
SPACES

Located on Fusiliers way the proposed scheme will include 10,000 sq ft of retail and a 6,000 sq ft Children's Day Nursery.





LEAMINGTON  
SHOPPING  
PARK

WARWICK  
TECHNOLOGY  
PARK

THE SITE

BMW

HEATHCOTE  
INDUSTRIAL  
ESTATE

AERIAL PHOTOGRAPH TAKEN 2021 AND HOUSING DEVELOPMENT IS NOW MORE ADVANCED

## DESCRIPTION

The property consists of a new local centre with Convenience Store, Children's Day Nursery and 5,500 ft sq of supporting retail. The property will be a new build scheme and interested parties will have the ability to have input into the development once committed.

The property will benefit from 72 parking spaces.

## LOCATION

[ [Google Maps Link](#) ]

The property is located on Fusiliers Way, Warwick, a new link road through a new build housing development. Developers include Redrow, Bovis, Avant, Platform and Linden homes. In total there are approximately 1980 residential units either built or under construction.

Neighbouring occupiers in the scheme also include Sytner BMW and a proposed new build 28,000 ft sq of business units. The scheme is close to Warwick technology park with occupiers including, National Grid, Wosesley and Baker Hicks. The masterplan for the area also allows for a community stadium to be built adjacent and a path linked to the technology park.

Fusiliers Way runs roughly parallel to the A452, Europa Way, linking Warwick and Leamington Spa to the M40.

 **FUSILIERS WAY LOCAL CENTRE**  
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## AVAILABLE ACCOMMODATION

|                        |                                       |
|------------------------|---------------------------------------|
| Convenience Store      | 4,500 sq ft                           |
| Children's Day Nursery | 6,000 sq ft (3,000 sq ft floor plate) |
| 2 Retail units of      | 1,500 sq ft each                      |
| 1 Retail unit of       | 1,400 sq ft each                      |
| 1 Retail unit of       | 1,000 sq ft each                      |

The property will be built to an agreed shell spec with shop fronts installed and services connected but capped off.

## TIMING

The target for occupation is Q2 2026. The property will need to pass through the planning process and construction.

## TENURE

New leases are sought on the basis of a 15 year term. Expressions of interest are sought from occupiers by Thursday 12th December 2024.

## EPC

An EPC will be provided on construction.

## SOLE AGENT

**harrislamb**  
PROPERTY CONSULTANCY

David Walton

07824 438 997

[david.walton@harrislamb.com](mailto:david.walton@harrislamb.com)



**Warwickshire**  
Property & Development