

FOR SALE INDUSTRIAL/WAREHOUSING DEVELOPMENT LAND

www.longbridge-warwick.co.uk

Longbridge \\\ Warwick \\\ CV34 6XU

PLOT 1 - 21.68 ACRES (8.78 HA)

PLOT 2 - 7.75 ACRES (3.14 HA)

TOTAL - 29.43 ACRES (11.92 HA)

- > Prime location adjacent to Junction 15 of the M40
- > Outline Planning Permission granted for B2- General Industrial, E(g) (iii)- Light Industrial and B8- Storage or Distribution
- > Approximately 2 miles from Warwick Town Centre

Boundaries are approximate



LOCATION

Warwick is the County Town of Warwickshire, in the heart of the West Midlands. The Town is situated close to the Golden Triangle with excellent links to the National Motorway Network.

The site is located off the Stratford Road (A429) within ½ mile of the M40 Junction 15 and is directly opposite Tournament Fields Business Park.

Warwick Town Centre is approximately 2 miles from the site.



POSTCODE: CV34 6XU

Drive Times	Distance	Time
M40 Junction 15	0.5 miles	1 min
M42 Junction 3A	11 miles	15 mins
M6 Junction 2	17 miles	29 mins
Coventry	13 miles	24 mins
Banbury	20 miles	29 mins
Rugby	22 miles	38 mins
Birmingham	25 miles	58 mins
London	95 miles	2hrs 10 mins

Rail

Warwick Train Station	2 miles	8 mins
Warwick Parkway	3 miles	10 mins

Airports

Birmingham	20 miles	24 mins
East Midlands	51 miles	54 mins
London Luton	72 miles	1 hr 27 mins



INDUSTRIAL/WAREHOUSING DEVELOPMENT LAND 8.78 HA (21.68 ACRES)

PLANNING

The site benefits from Outline Planning Permission (with all matters reserved except for access) for employment related development (including B2/ B8 use class and Eg iii use class).

Application reference w/22/1077

The balance of the site not subject to permission w/22/1077 remains allocated in the adopted Warwick Local Plan under policy DS9 as site E2, land at Stratford Road, Warwick and is considered suitable for a range of B Class uses.

SERVICES

We understand that all mains services are available to the site.

DATA ROOM

An Information Pack will be made available to interested parties. Please contact the sole agents for data room access.

VAT

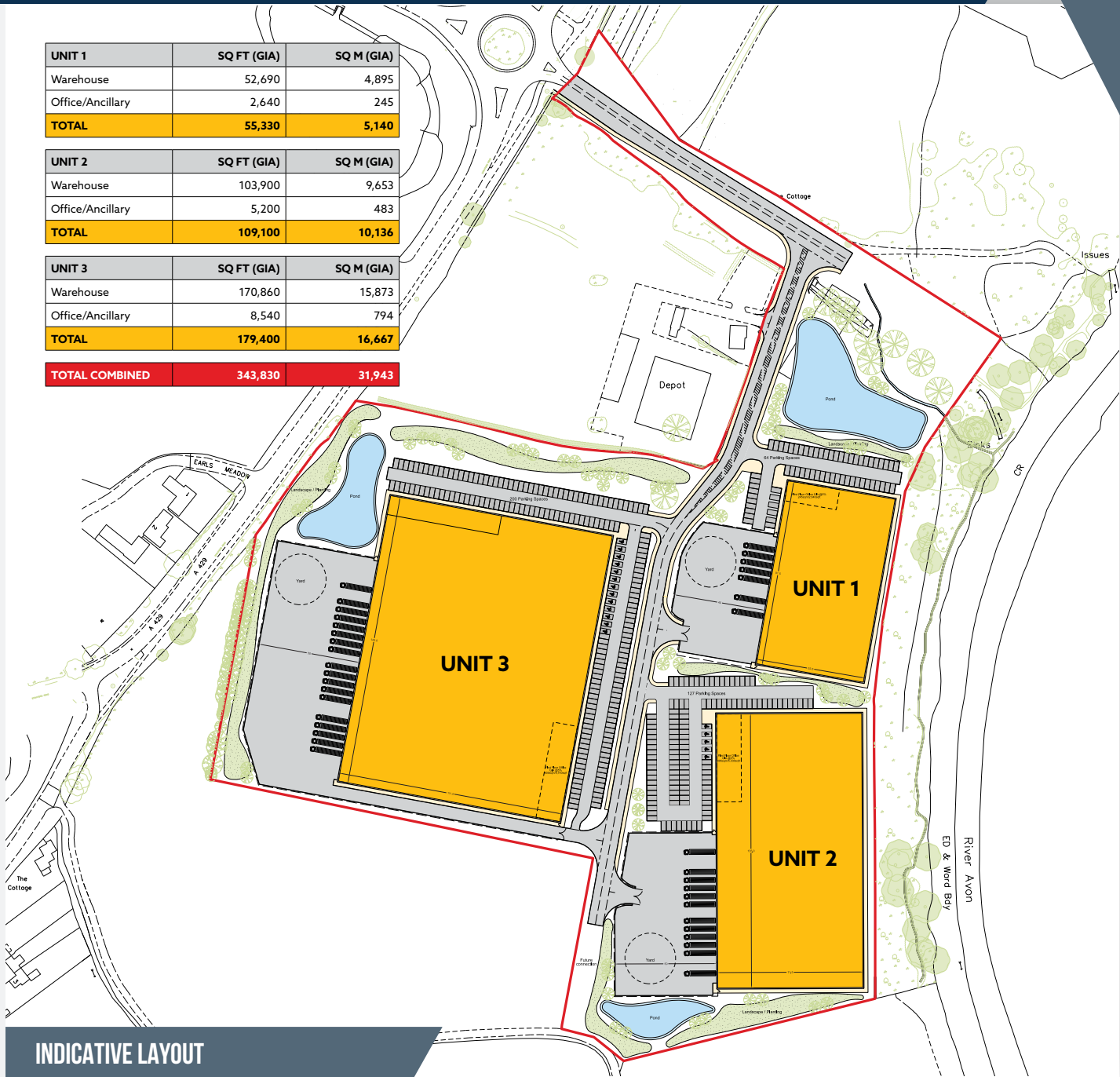
VAT may be charged in addition to any costs at the prevailing rate.

UNIT 1	SQ FT (GIA)	SQ M (GIA)
Warehouse	52,690	4,895
Office/Ancillary	2,640	245
TOTAL	55,330	5,140

UNIT 2	SQ FT (GIA)	SQ M (GIA)
Warehouse	103,900	9,653
Office/Ancillary	5,200	483
TOTAL	109,100	10,136

UNIT 3	SQ FT (GIA)	SQ M (GIA)
Warehouse	170,860	15,873
Office/Ancillary	8,540	794
TOTAL	179,400	16,667

TOTAL COMBINED	343,830	31,943
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INDICATIVE LAYOUT

SKILLED LOCAL LABOUR

Marshall's



BRAVISSIMO

SCREWFIX

smith&nephew

V O L V O

YODEL

Wickes

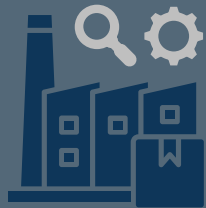


**LOCATED AT THE HEART OF THE
COUNTRY'S MAJOR ROAD ARTERIES**

24 minutes away from Birmingham
International Airport



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**EASY ACCESS TO OVER 500 MILLION
CONSUMERS ACROSS EUROPE**



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**WORLD CLASS RESEARCH,
MANUFACTURING AND
ENGINEERING FACILITIES**



90% of the UK's population is
**ACCESSIBLE WITHIN A
5 HOUR DRIVE TIME**



SKILLED LABOUR EMPLOYED
at the high end of the automotive,
digital and aerospace industries



11% of the local labour
force are **EMPLOYED IN
MANUFACTURING**



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENVIRONMENTAL INDEMNITY

The purchaser will be required to accept the provisions of an Environmental Indemnity.
Further detail will be provided by the vendors solicitor.

DISPOSAL

The site is to be sold freehold with vacant possession.

The sale of the site will be conducted by Informal Tender. The preference will be for unconditional offers.

Offers should be clear in terms of the level of offer for the main site with outline permission (Plot 1), the allocated land (Plot 2) and/ or for the whole site.

Purchasers will be required to provide full details of the offer including proof of funding, proposed development and timescales.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed we will request proof of identification and proof and source of funds for the purchasing entity.

VIEWINGS

Strictly via sole agents:



Charles D'Auncey
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