

Unit E Spa Park

LEAMINGTON SPA, CV31 3HH

50,910 SQ FT

GRADE A INDUSTRIAL WAREHOUSE UNIT



10m eaves height



3 dock level loading doors



2 level access loading doors



Secure 40m depth yard



TO LET

Spa Park is less than 5 minutes from Leamington Town Centre and 7 minutes from M40 Junction 13 and 14. Leamington Spa train station is less than one mile away.

The area is home to various national occupiers including Jaguar Land Rover, Aga Rangemaster, Bravissimo, Howdens, Wickes and Meta.

Destination	Distance	Drive Time
M40 Junction 13	3.4 miles	7 minutes
M40 Junction 14	3.6 miles	7 minutes
M1 J17	23 miles	30 minutes
Coventry City Centre	12.6 miles	25 minutes
Birmingham Int. Airport	24 miles	39 minutes
Birmingham City Centre	30 miles	58 minutes
London	95 miles	120 minutes



Location





Unit E
Spa Park

 **LIBERTY**

Martin

 **BLADON**

BRVSSIMO

DETROIT

Marshalls

 **IRON MOUNTAIN**

general motors

PLASGRAN

Wickes

WS
Transportation

AGA

OPUS
INTERNATIONAL PRODUCTS

Situation



Unit E is a detached single bay industrial/warehouse premises with warehouse and First floor office accommodation comprising ground floor reception, toilets and kitchen.



10m eaves height



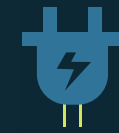
3 dock level loading doors



2 level access loading doors



50kn/sq m floor loading



Large power supply



Additional solar PV



Secure 40m depth yard



Warehouse Intelligent LED Lighting



70 car parking spaces

Specification

AREA	SQ M	SQ FT
Warehouse	4,486.3	48,290
Offices and staff facilities	243.4	2,620
Total	4,729.7	50,910

Tenure

The property is currently held on a 10 year lease expiring on the 17th November 2035 and subject to a tenant break option in November 2030. A lease assignment is available. Alternatively, a sub lease for a shorter term may be considered.

Quoting Rent

Upon application.

Services

All mains services are connected including Three Phase electricity and gas-fired central heating together with part air conditioning installed to the offices. No tests have been applied.

Business Rates

2026 Rateable Value: To be confirmed.

Occupier pack

Available from the Agents upon request.



Accommodation

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Occupier pack

Available from the Agents upon request.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Money Laundering

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

Viewing

Strictly via the sole agents.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable



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