

MEON VALE BUSINESS PARK

CV37 8QR



ST. MODWEN
LOGISTICS

COST
EFFECTIVE
STORAGE SPACE
AVAILABLE

PREMIER
COMPONENTS

UNIT 31
TO LET

SECURITY
OFFICE

GXO

UNIT 39B
TO LET

FORD RETAIL LIMITED

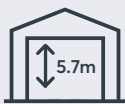
UNIPART



12 miles from
M40 (J15)



24/7 security



Minimum internal
height of 5.7m

READY FOR IMMEDIATE OCCUPATION

UNIT 31 TO LET: 88,838 SQ FT (8,253 SQ M)
UNIT 39B TO LET: 42,764 SQ FT (3,972 SQ M)



Changing spaces in Meon Vale

Meon Vale Business Park comprises approximately 900,000 sq ft of industrial and logistics warehouse and office space. Situated on the M40 corridor, the units benefit from a central location providing key transports routes to the M42, M5, and M50 motorways.

The business park forms part of a larger 479 acre mixed-use scheme which is home to a £5m leisure centre, community centre, retail, 1,050 residential properties and more than 35 acres of woodland

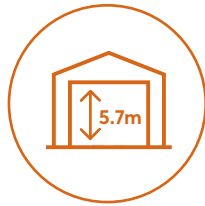
Nearby occupiers on the park include: Ford, Reddipak Ltd, Unipart and XPO Logistics.



Schedule of accommodation



Level access loading



Minimum internal eaves height of 5.7m



Car parking available



24/7 security



M40 (J15)
12 miles



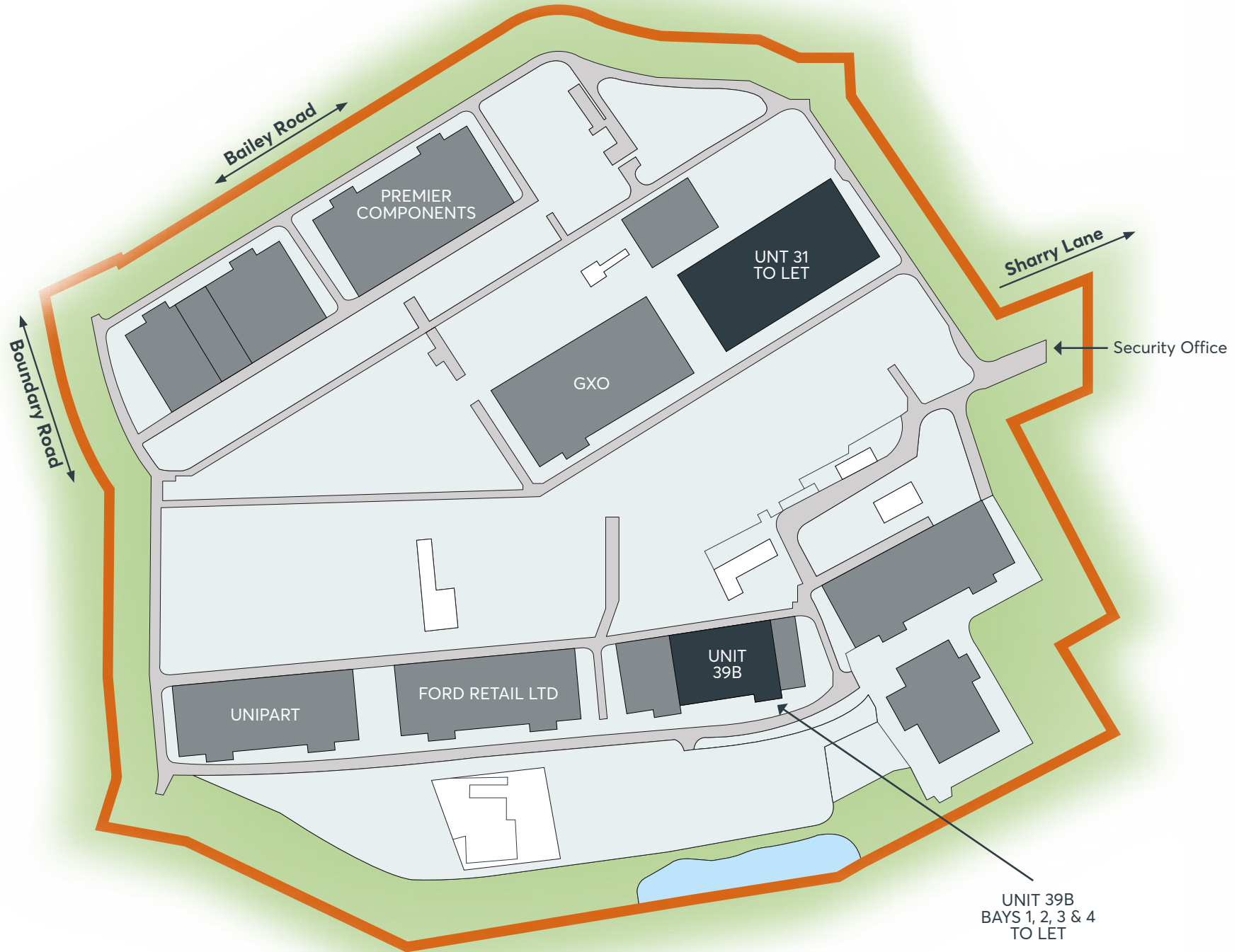
Single point of access to the estate



	UNIT 31	UNIT 39B
WAREHOUSE INC GF CORE	88,838 SQ FT (8,253.32 SQ M)	42,764 SQ FT (3,972 SQ M)
OFFICE	YES	YES
LEVEL ACCESS LOADING DOORS	2	1
CLEAR INTERNAL HEIGHT	5.7M	5.7M
YARD	NO	NO
EPC	C	D
TOTAL	75,068 SQ FT (6,974 SQ M)	42,764 SQ FT (3,972 SQ M)

*All floor areas are approximate gross internal areas.





TRAVEL DISTANCES



MAJOR ROADS

M40 J15	12 miles
M42 J3A	23 miles
M5 J7	27 miles



CITIES/MAJOR TOWNS

Stratford-upon-Avon	7 miles
Evesham	14 miles
Birmingham	44 miles
Bristol	68 miles
London	96 miles
Southampton	121 miles



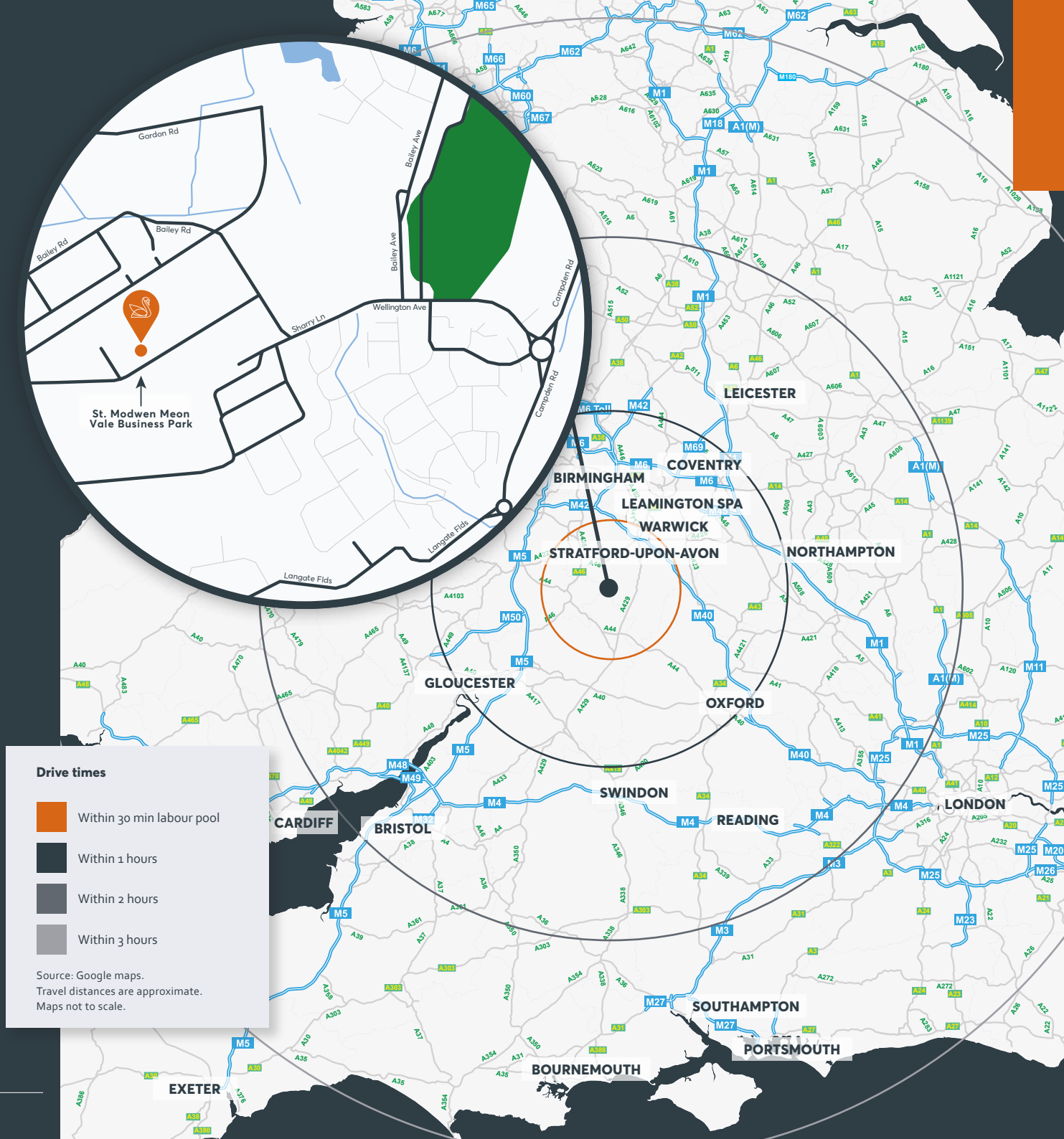
AIRPORTS

Birmingham	33 miles
Bristol	80 miles
Luton	88 miles
Heathrow	93 miles



RAIL FREIGHT TERMINALS

Swindon Keypoint	49 miles
Port of Bristol	70 miles
Port of Newport	82 miles



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2024. TBDW 04330-03.