

# TO LET

**AXIOM, PRECISION PARK**  
LEAMINGTON SPA, WARWICK, CV31 3HH



## PRIME DISTRIBUTION WAREHOUSE

**223,936 sq ft (20,804 sq m)** (Approx. Total Gross Internal Area)

- SUBJECT TO FULL REFURBISHMENT – AVAILABLE FROM Q1 2025
- 15m eaves height & 50m yard provision
- 17 dock level loading doors & 8 level access doors with rapid shutters
- Approx. 3,200 kva incoming power supply & 4 x 800kva backup generators

## LOCATION

Precision Park is located off Tachbrook Road in Leamington Spa, approximately five minutes from the town centre and seven minutes from the M40 J13, leading to the M25, M42, M5, M6 and National Motorway Network

The area is home to various national occupiers including Iron Mountain, Yodel, AGA Rangemaster, Bravissimo, Howdens, Screwfix, CEF and Edmundson Electrical.

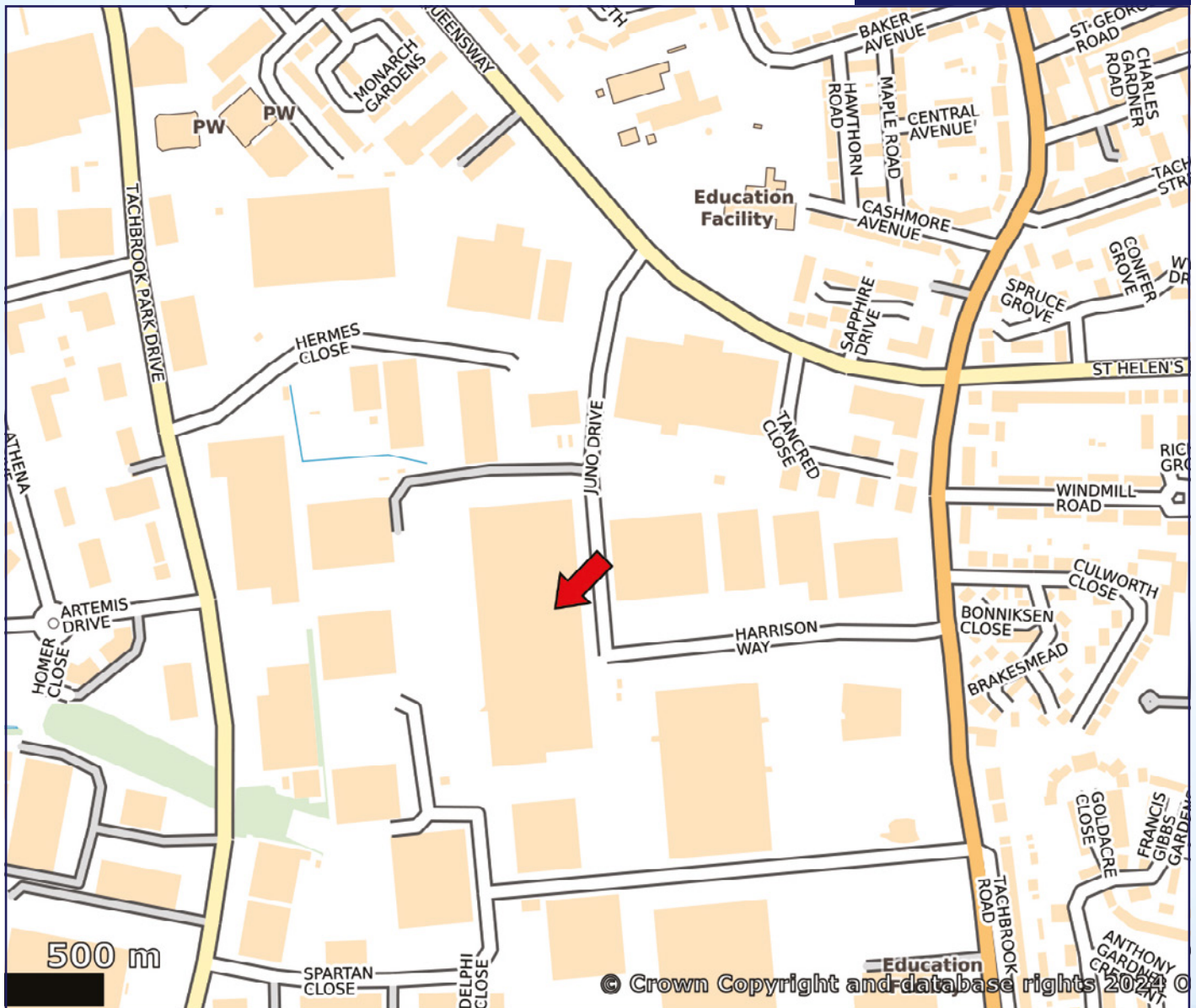
Leamington Shopping Park	0.8 miles approx
Leamington Spa Town Centre	0.9 miles approx
M40 J13	3.4 miles approx
M40 J14	3.6 miles approx
Coventry	12 miles approx
Banbury	20 miles approx
M1 J17	23 miles approx
Birmingham International Airport	25 miles approx
Birmingham City Centre	38 miles approx

## DESCRIPTION

The property was extensively refurbished in 2020 and will be further enhanced in 2024 to provide:

- Modern 3 bay portal frame with HQ two storey offices
- 8 level access and 17 dock level loading doors
- 50m concrete surfaced yard
- 15m eaves height
- 70 kN per sqm floor loading
- LED lighting and a smoke and air ventilation system
- Ambient warehouse heating
- 3,200 KVA incoming grid power plus 450 KVA solar panels
- 4 x 800 KVA backup generators
- Sprinkler system
- EV charging points
- New PV panels
- Gatehouse with CCTV

**POSTCODE: CV31 3HH**





## ACCOMMODATION

	SQ M	SQ FT
Warehouse	20,056	215,885
Ground Floor Offices	377	4,061
First Floor Offices	371	3,990
<b>TOTAL</b> Approx. Gross Internal Area	<b>20,804</b>	<b>223,936</b>

## RENT

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed. Quoting rent on application.

## BUSINESS RATES

2023 Rateable Value £1,650,000

## EPC

EPC Rating: A (20)

## ANTI-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.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings, or services and so cannot verify they are in working order or fit for their purpose.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

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



**VIEWING** Strictly via the joint agents

### HARRIS LAMB

**Neil Slade**

neil.slade@harrislamb.com  
07766 470 384

**Charles D'Auncey**

charles.dauncey@harrislamb.com  
07747 897 866

### DTRE

**Jamie Catherall**

jamie.catherall@dtre.com  
07718 242 693

**Ollie Withers**

Ollie.withers@dtre.com  
07496 852 526

**harrislamb**  
PROPERTY CONSULTANCY

**0121 455 9455**

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

[www.harrislamb.com](http://www.harrislamb.com)

**SUBJECT TO CONTRACT**

Ref: G7352 Date: 05/24

✉ [info@harrislamb.com](mailto:info@harrislamb.com)

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

