

BARBERRY 86, TOURNAMENT FIELDS

Edgehill Drive, Warwick, CV34 6LG



Key Highlights

- 84,510 sq ft
- 12.5m eaves height
- Secure yard area with 40m depth
- 102 car parking spaces
- New Industrial / Distribution Unit
- 6 dock & 2 level loading doors
- First Floor office and ancillary
- 4 EV Charging Points

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	78,255	7,270.13
1st - Offices	6,255	581.11
Total	84,510	7,851.24

Description

The site is the last development plot on Tournament Fields and will deliver a new manufacturing / distribution unit of approximately 84,510 sq ft, occupying a prominent position on the business park. It will benefit from 12.5m eaves height, 6 dock and 2 level access loading doors, secure yard with 40m depth and a separate car parking area with 102 parking spaces in total. The property will target an EPC A and BREEAM Excellent. The unit will provide 4 EV charging points with ducting installed for future expansion. The steel frame is designed to accommodate loading for up to 100% PV cover on roof.

Location

The well located site is positioned on the Tournament Fields business park adjacent to Junction 15 of the M40 and to the South West of Warwick town centre. Tournament fields provides immediate access onto the M40 and in turn the M42, M6 and M5 motorways.

Tournament Fields has attracted a mix of occupiers from both global and regional businesses including Gerberit, Gallagher, Semcon, 3P Innovation, Scholastic, Hansgrohe, APC Express and Sodick. The park also has a series of campus office buildings which include occupiers such as Taylor Wimpey, NHS and Pannationi.

Terms

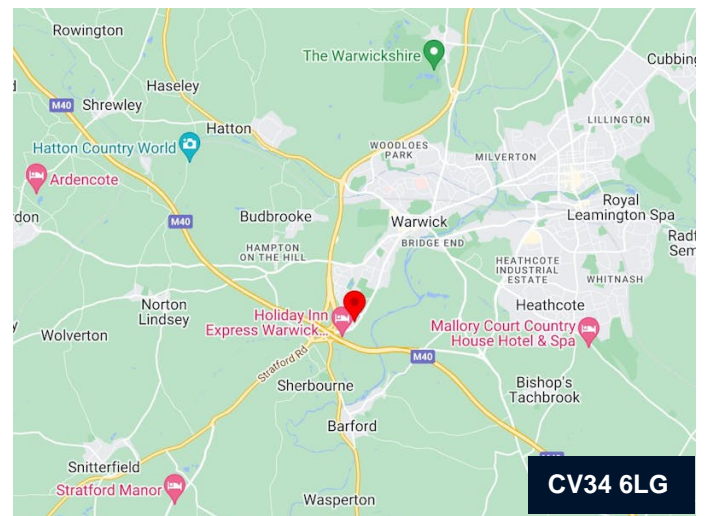
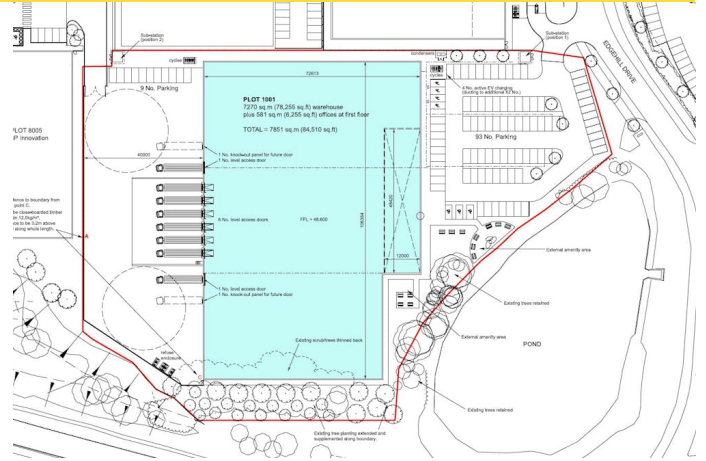
The property is available freehold or leasehold on terms to be agreed.

VAT

VAT is payable on any transaction at the prevailing rate.

Further Information & Viewings

Please contact the letting agents for further information or to arrange a viewing.



Contact

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