



SPA PARK

LEAMINGTON SPA • CV31 3HH



PHASE 2

3 NEW SPECULATIVE UNITS
RANGING FROM 39,118 SQ FT - 51,064 SQ FT
PC Q4 2022



SPARK NEW POSSIBILITIES

PHASE 2
FOUR SPECULATIVE UNITS
AVAILABLE Q4 2022
39,118 – 51,064 SQ FT

PHASE 2

COMING Q4 2022

CONSTRUCTION COMMENCED

ACCOMMODATION

UNIT A


WAREHOUSE	31,938 SQ FT
FF OFFICES	3,590 SQ FT
GF CORE	934 SQ FT
UNDERCROFT	2,656 SQ FT
TOTAL	39,118 SQ FT

UNIT F

WAREHOUSE	33,745 SQ FT
FF OFFICES	3,065 SQ FT
GF CORE	703 SQ FT
UNDERCROFT	2,362 SQ FT
TOTAL	39,875 SQ FT

UNIT E

WAREHOUSE	45,532 SQ FT
FF OFFICES	2,766 SQ FT
GF CORE	732 SQ FT
UNDERCROFT	2,034 SQ FT
TOTAL	51,064 SQ FT

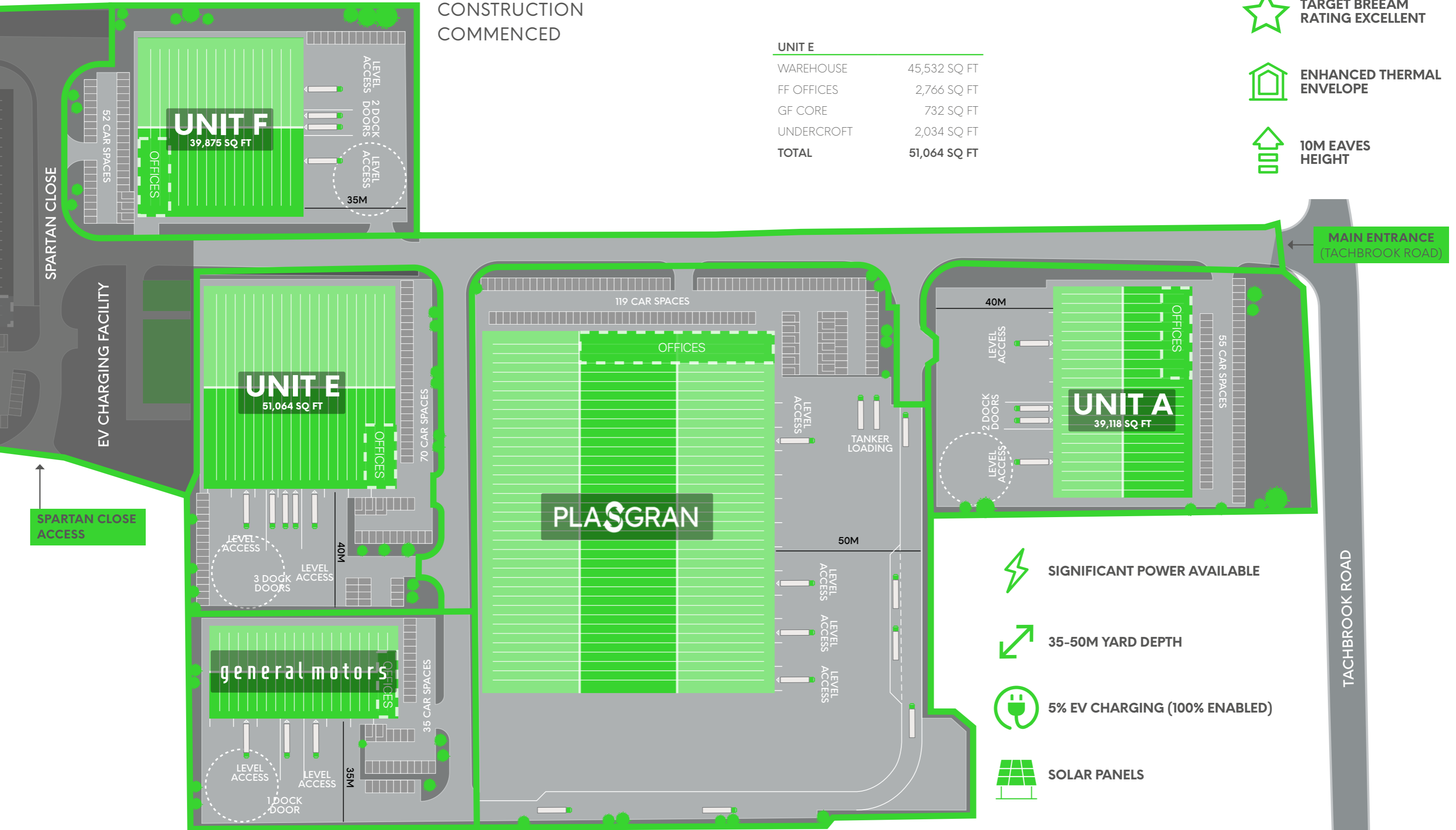
 50 KN/M2 FLOOR LOADING

 NET CARBON ZERO

 TARGET BREEAM RATING EXCELLENT

 ENHANCED THERMAL ENVELOPE

 10M EAVES HEIGHT



 SIGNIFICANT POWER AVAILABLE

 35-50M YARD DEPTH

 5% EV CHARGING (100% ENABLED)

 SOLAR PANELS

TACHBROOK ROAD

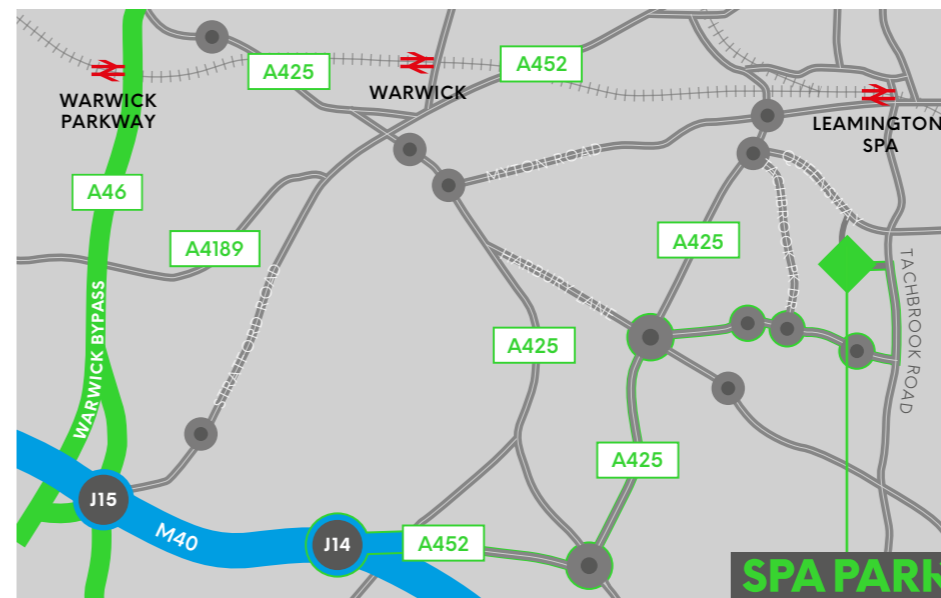
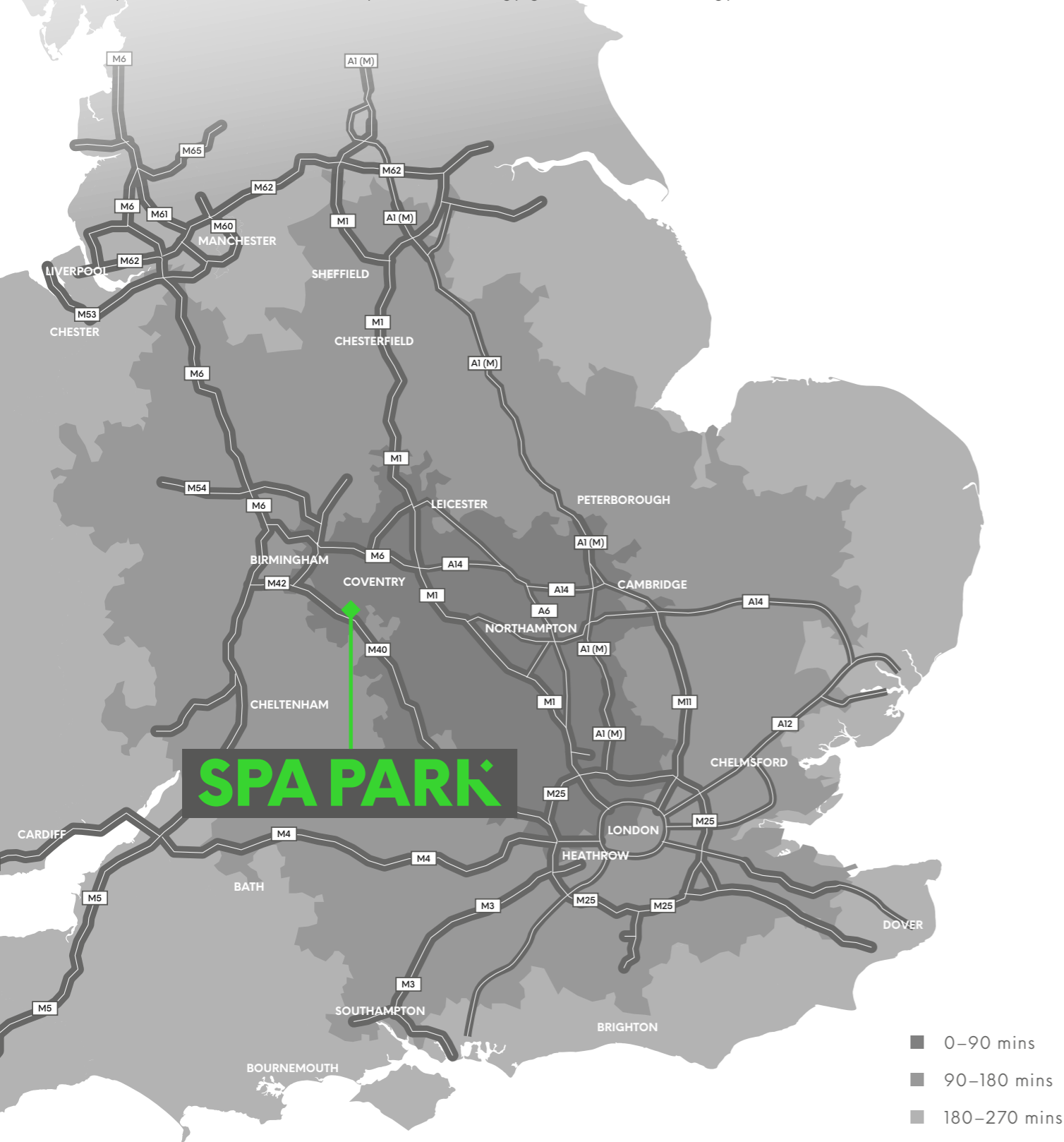
SPARTAN CLOSE ACCESS

MAIN ENTRANCE (TACHBROOK ROAD)

SPARK CONNECTIONS

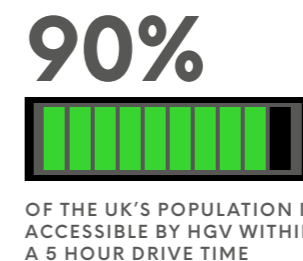
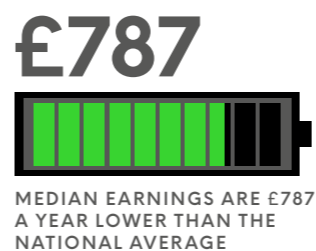
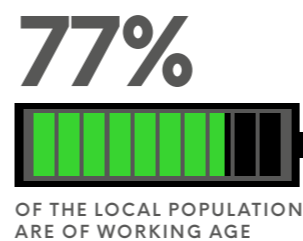
Spa Park is well connected, close to the A46 and junctions 14 and 15 of the M40. Leamington Spa train station is less than one mile away.

Coventry & Warwickshire has a long established track record for engineering and advanced manufacturing industries, with well-developed supply chains and expertise in automotive, aerospace and energy generation technology.



AIRPORTS	TIME	PORTS	TIME
COVENTRY	20MINS	AVONMOUTH	1HR 35MINS
BIRMINGHAM INT	35MINS	LONDON GATEWAY	2HRS 20MINS
EAST MIDLANDS	1HR	LIVERPOOL	2HRS 20MINS
LUTON	1HR 25MINS	GRIMSBY	2HRS 35MINS
HEATHROW	1HR 25MINS	FELIXSTOWE	3HRS

DEMOGRAPHICS



LOCAL OCCUPIERS



SPARK CHANGE

Stoford's approach to sustainability is to understand the needs of a particular project, the context it sits in and then to procure sustainable solutions by working hand in hand with our occupiers.

Our goal is to achieve Carbon Net in Use. Our experienced teams work hand in hand with occupiers to incorporate innovative sustainable solutions.



TARGET BREEAM RATING - EXCELLENT



HIGHLY EFFICIENT THERMAL ENVELOPE DESIGN TO REDUCE THE AMOUNT OF ENERGY REQUIRED TO HEAT AND COOL THE BUILDING



TARGET EPC RATING OF A



LED LIGHTING THROUGHOUT OFFICES WITH MOTION AND DAYLIGHT DETECTION



15% ROOFLIGHTS TO THE WAREHOUSE AREA



5% EV CHARGING - 100% ENABLED



ENERGY EFFICIENT HEAT RECOVERY AIR SOURCE HEAT PUMPS



USE OF RECYCLED MATERIALS SUCH AS CRUSHED CONCRETE TO REDUCE EMBODIED CARBON IN PRODUCTION PROCESS



CARBON OFFSET TO ACHIEVE NET CARBON ZERO IN CONSTRUCTION

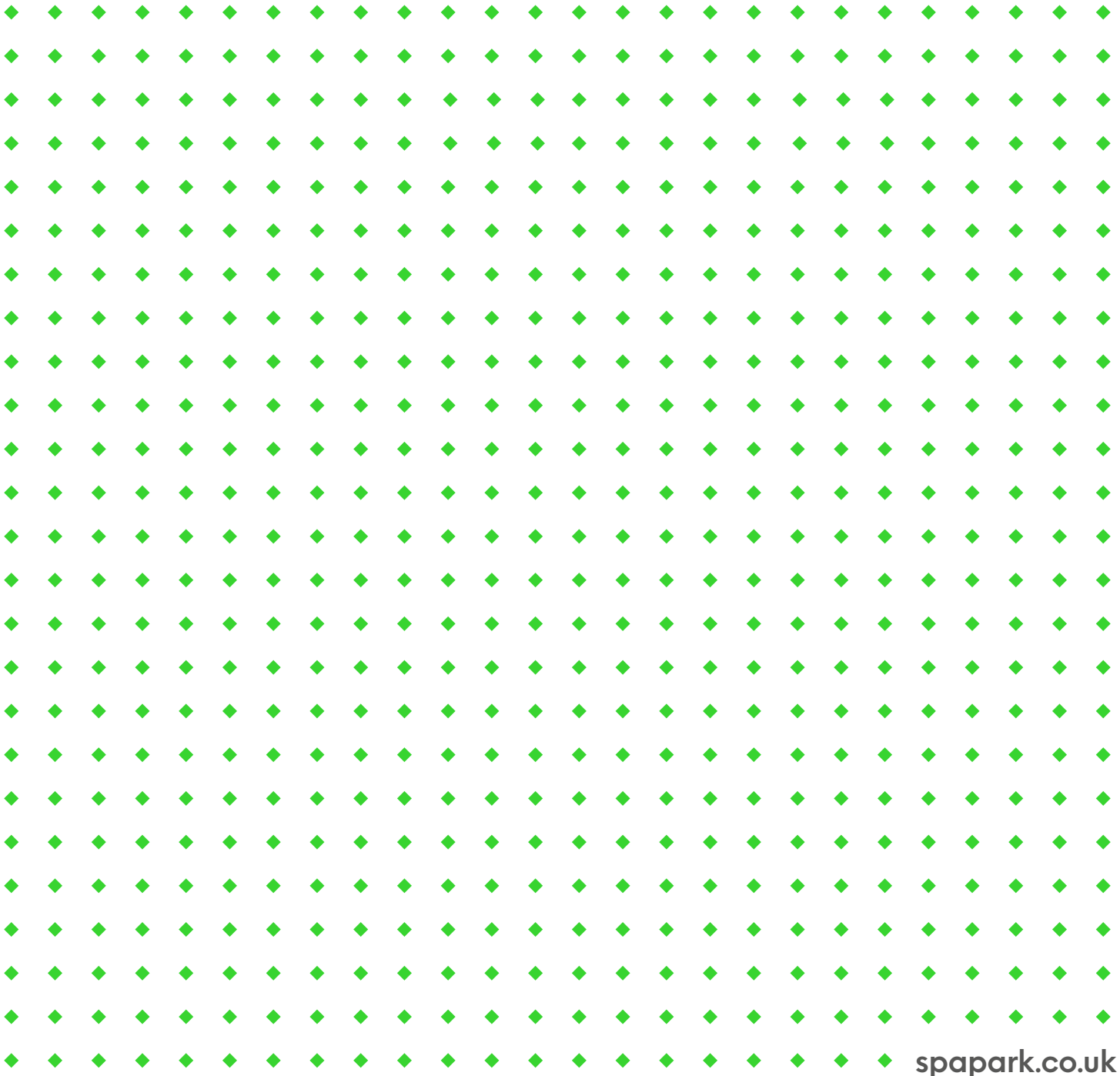


Indicative image - Spa Park Phase 1



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spapark.co.uk

A DEVELOPMENT BY;

STOFORD
BLACKROCK®

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

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