

PHASE 1 AVAILABLE TO LET

4 BRAND NEW HIGH TECH / PRODUCTION UNITS

UNIT 3 61,076 SQ FT

UNIT 4 30,715 SQ FT

PHASE 2 DESIGN & BUILD

RANGING FROM 30,000 SQ FT - 290,000 SQ FT



SPA PARK

LEAMINGTON SPA • CV34 6RR



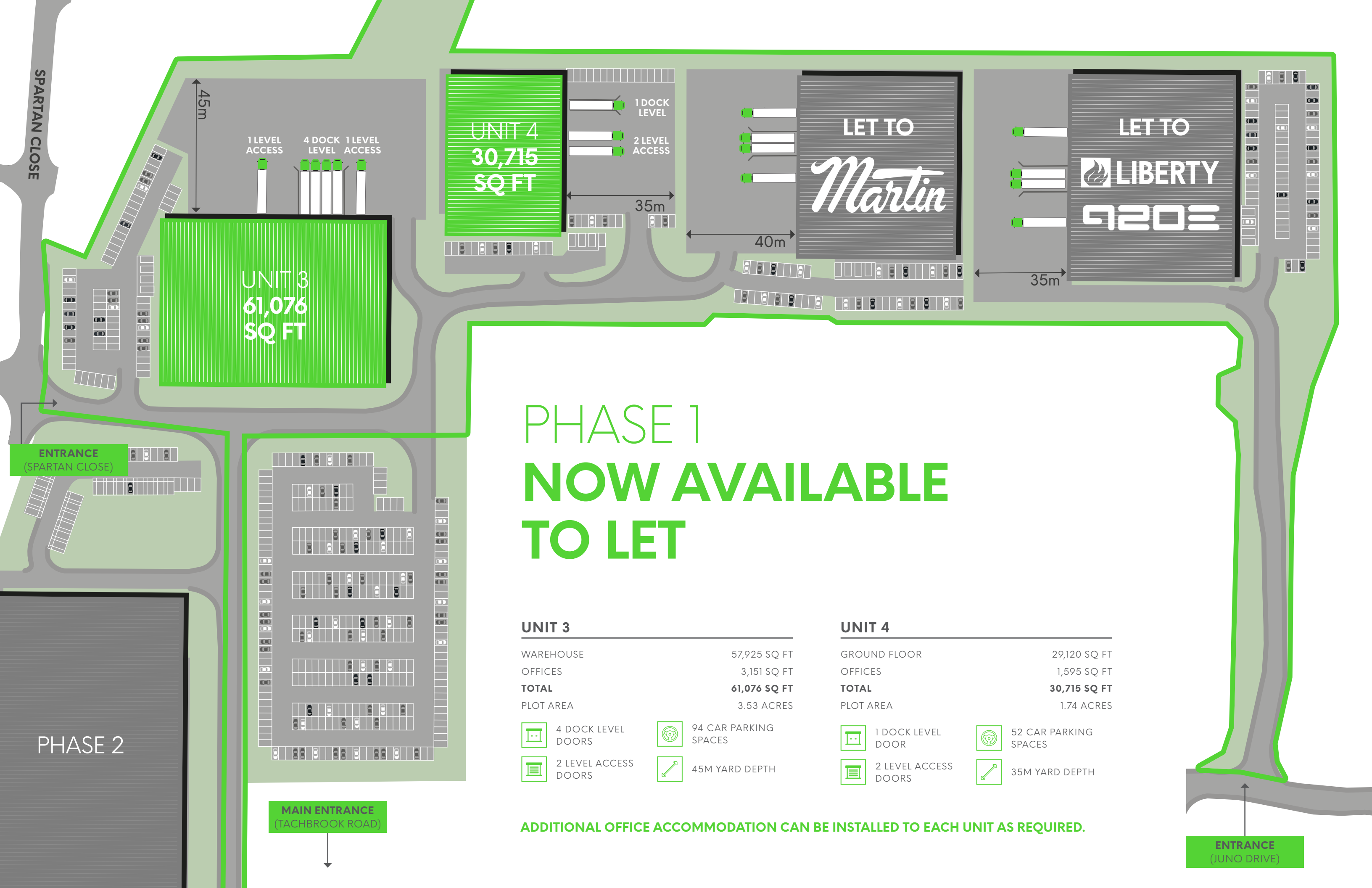
SPARK OPPORTUNITY

PHASE 1 NOW AVAILABLE

UNITS 3-5 SPECULATIVELY
DEVELOPED, WITH UNITS
3 AND 4 AVAILABLE TO LET.

PHASE 2 DESIGN & BUILD

UNITS AVAILABLE ON A BUILD
TO SUIT BASIS RANGING FROM
30,000 SQ FT TO 290,000 SQ FT.



PHASE 1 NOW AVAILABLE TO LET

UNIT 3

WAREHOUSE	57,925 SQ FT
OFFICES	3,151 SQ FT
TOTAL	61,076 SQ FT
PLOT AREA	3.53 ACRES

-  4 DOCK LEVEL DOORS
-  94 CAR PARKING SPACES
-  2 LEVEL ACCESS DOORS
-  45M YARD DEPTH

UNIT 4

GROUND FLOOR	29,120 SQ FT
OFFICES	1,595 SQ FT
TOTAL	30,715 SQ FT
PLOT AREA	1.74 ACRES

-  1 DOCK LEVEL DOOR
-  52 CAR PARKING SPACES
-  2 LEVEL ACCESS DOORS
-  35M YARD DEPTH

ADDITIONAL OFFICE ACCOMMODATION CAN BE INSTALLED TO EACH UNIT AS REQUIRED.

SPARTAN CLOSE

ENTRANCE
(SPARTAN CLOSE)

PHASE 2

MAIN ENTRANCE
(TACHBROOK ROAD)

ENTRANCE
(JUNO DRIVE)

SPARK NOW



10M
EAVES
HEIGHT



BREEAM
RATING VERY
GOOD



50 KN/M2
FLOOR
LOADING



UP TO
11MVA OF
POWER



BESPOKE
TENANT
FIT OUT



35-45M
YARD
DEPTH

77%



OF THE LOCAL
POPULATION ARE OF
WORKING AGE

90%



OF THE UK IS
ACCESSIBLE BY HGV
WITHIN 5 HOURS



LOCAL OCCUPIERS INCLUDE:

Q203

YODEL



nationalgrid

KANTAR MILLWARD BROWN

SPARK AT SPA PARK

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.



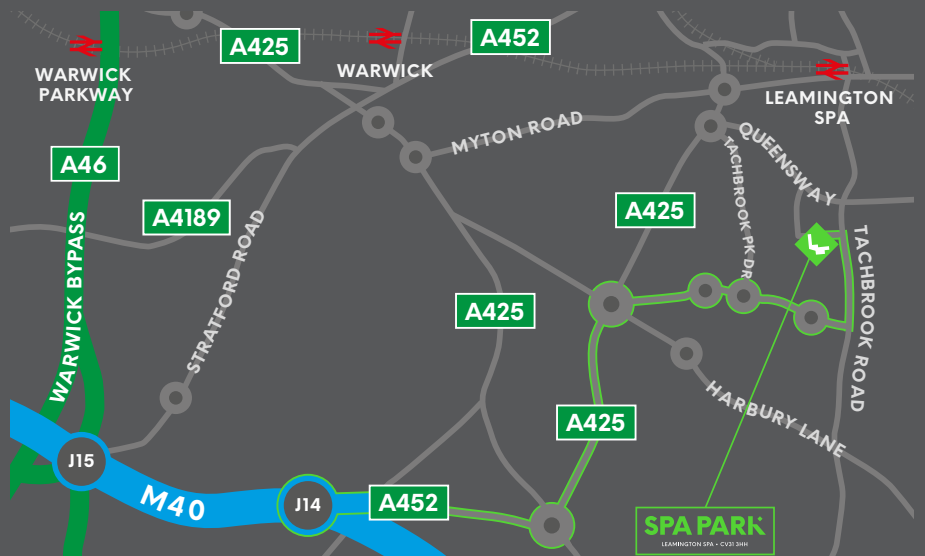
DRIVE TIMES

AIRPORTS

COVENTRY	20MINS
BIRMINGHAM INT	35MINS
EAST MIDLANDS	1HR
LUTON	1HR 25MINS
HEATHROW	1HR 25MINS

PORTS

AVONMOUTH	1HR 35MINS
LONDON GATEWAY	2HRS 20MINS
LIVERPOOL	2HRS 20MINS
GRIMSBY	2HRS 35MINS
FELIXSTOWE	3HRS



SAT NAV: CV34 6RR

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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