

PHASE 1 AVAILABLE TO LET

4 BRAND NEW HIGH TECH / PRODUCTION UNITS

UNIT 4 30,715 SQ FT

PHASE 2 AVAILABLE TO LET

5 NEW SPECULATIVE UNITS

UNIT E 51,064 SQ FT

SPA PARK

LEAMINGTON SPA • CV34 6RR



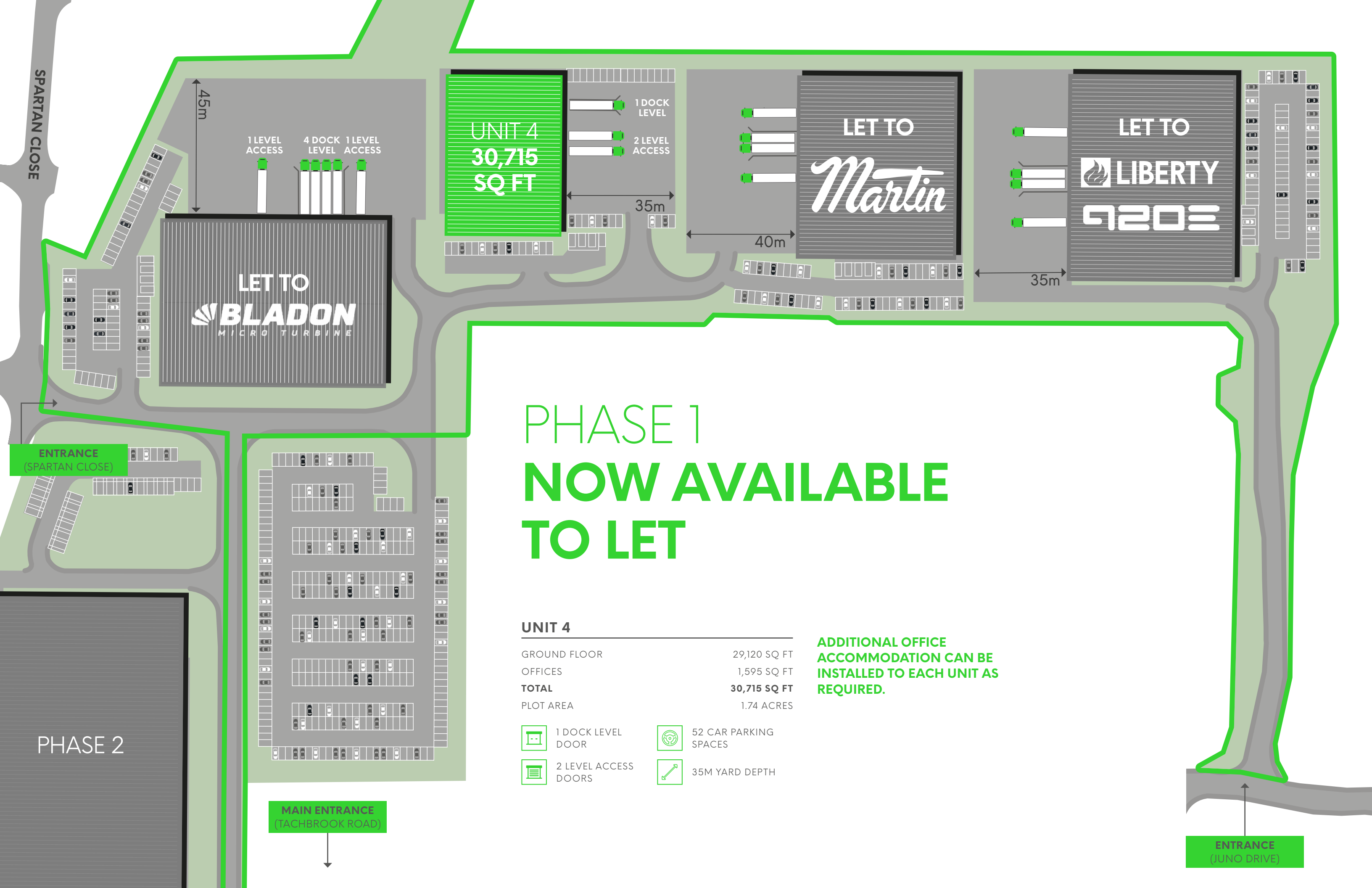
SPARK OPPORTUNITY

PHASE 1
NOW AVAILABLE

ONE UNIT LEFT
30,715 SQ FT

PHASE 2
NOW AVAILABLE

ONE UNIT LEFT
51,064 SQ FT



PHASE 1 NOW AVAILABLE TO LET

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.**



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

LOCAL OCCUPIERS INCLUDE:

7203

YODEL



nationalgrid

KANTAR MILLWARD BROWN

77%



OF THE LOCAL
POPULATION ARE OF
WORKING AGE

90%

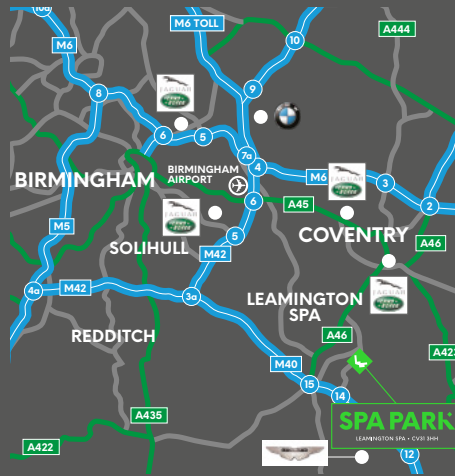


OF THE UK IS
ACCESSIBLE BY HGV
WITHIN 5 HOURS

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.



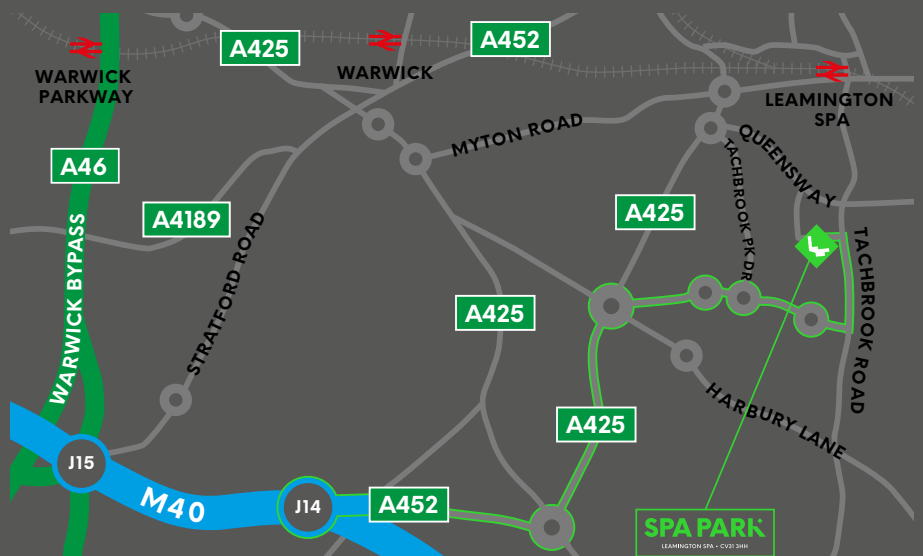
DRIVE TIMES

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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FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

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