



SPA PARK

LEAMINGTON SPA • CV31 3HH



PHASE 2

5 NEW SPECULATIVE UNITS

UNIT E - 51,064 SQ FT

AVAILABLE NOW



SPARK
NEW POSSIBILITIES

PHASE 2
ONE UNIT LEFT
AVAILABLE NOW
51,064 SQ FT

PHASE 2

ONE UNIT LEFT

ACCOMMODATION

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

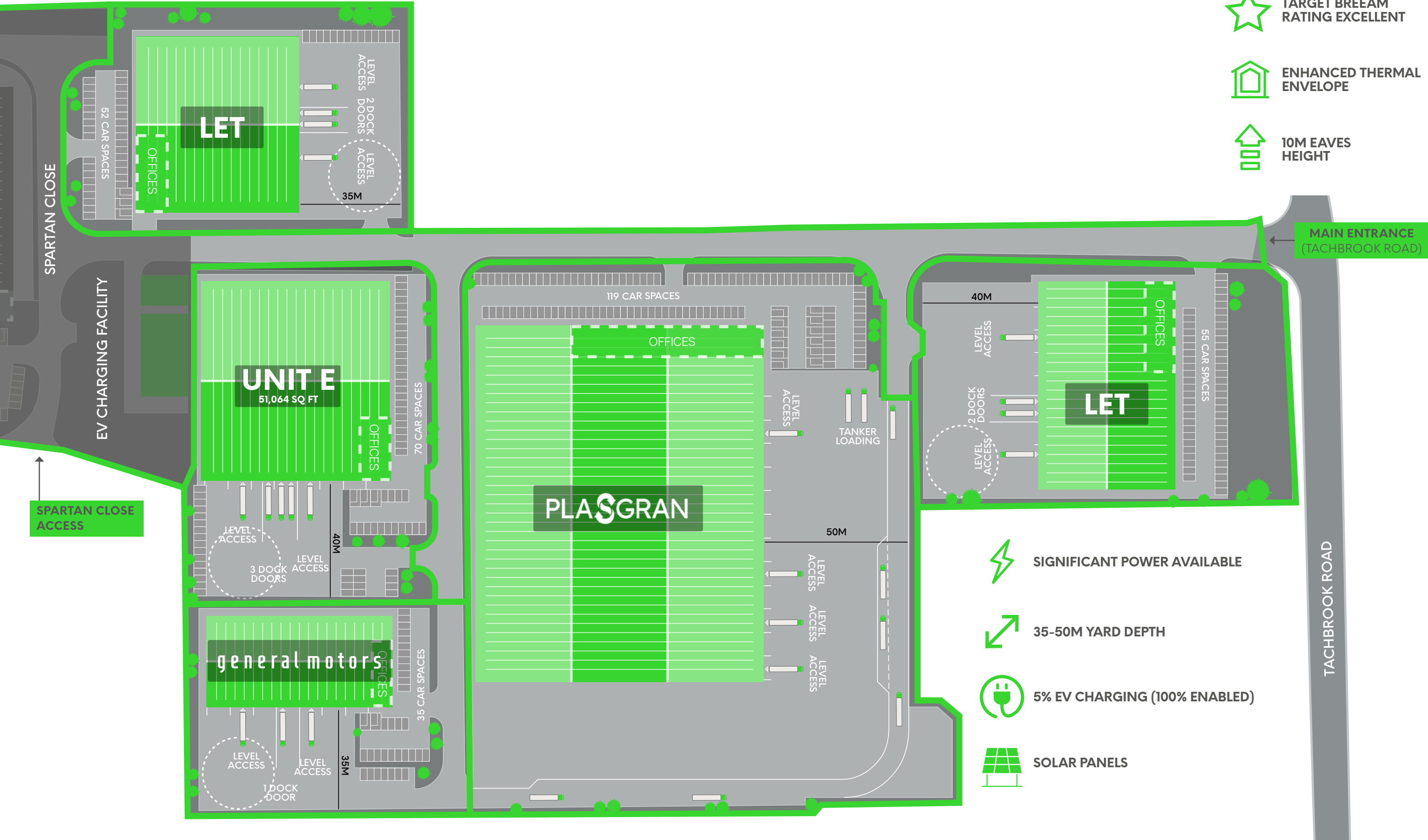
 50 KN/M2 FLOOR LOADING

 NET CARBON ZERO

 TARGET BREEAM RATING EXCELLENT

 ENHANCED THERMAL ENVELOPE

 10M EAVES HEIGHT



 SIGNIFICANT POWER AVAILABLE

 35-50M YARD DEPTH

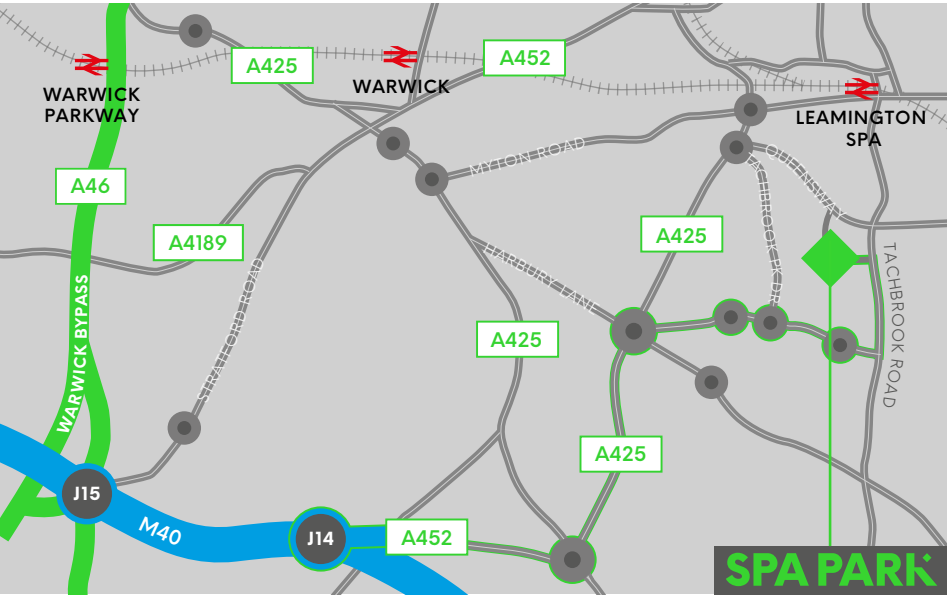
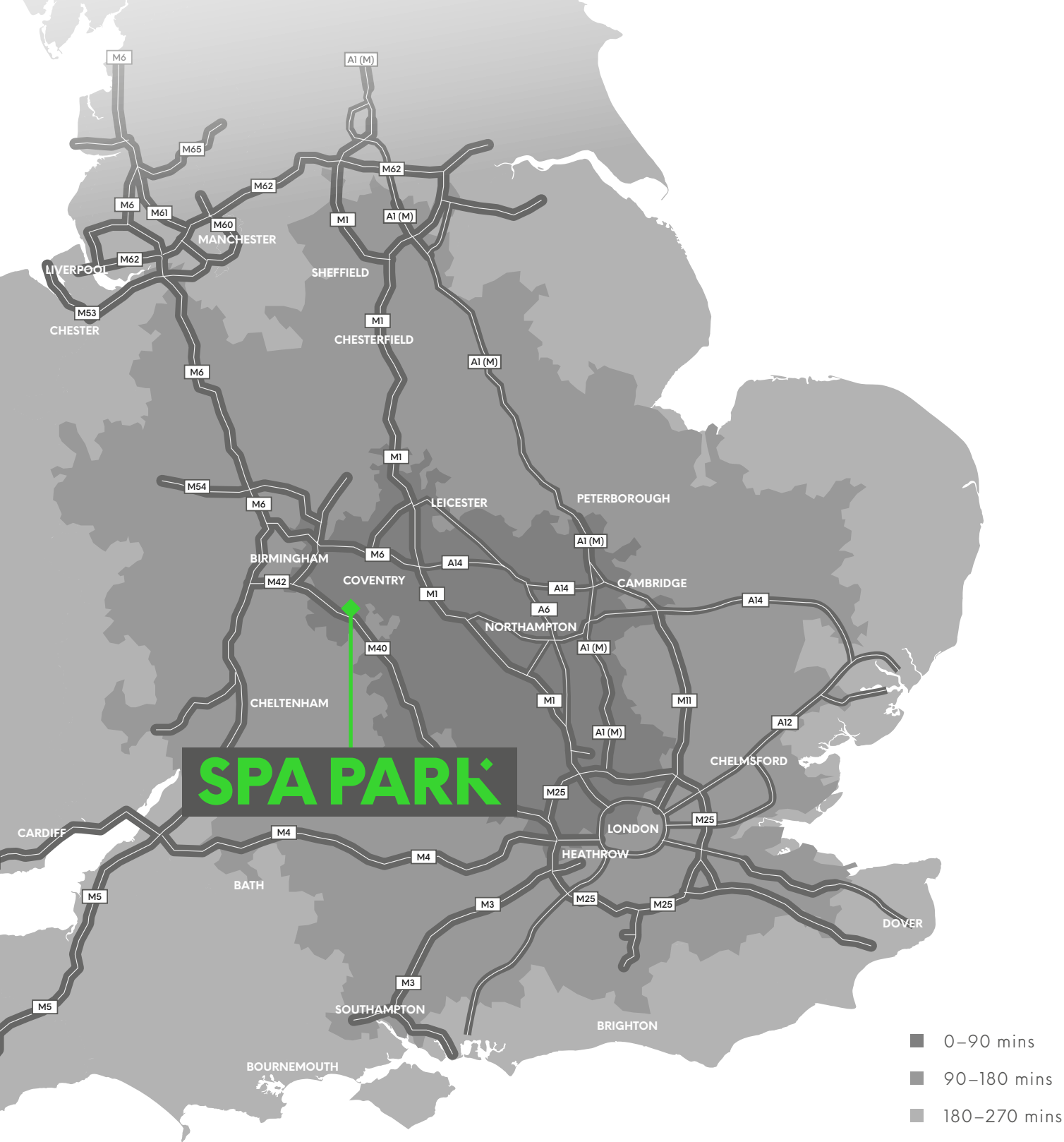
 5% EV CHARGING (100% ENABLED)

 SOLAR PANELS

SPARK CONNECTIONS

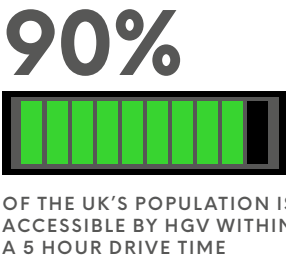
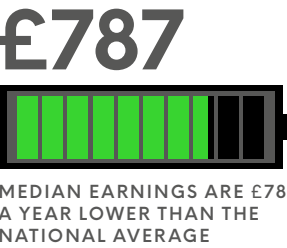
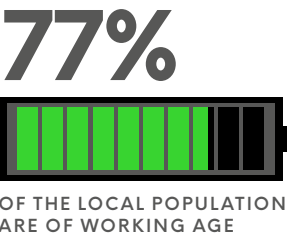
Spa Park is well connected, close to the A46 and junctions 14 and 15 of the M40. Leamington Spa train station is less than one mile away.

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

9203

smith&nephew

IRON MOUNTAIN

YODEL


AGA

BRAVISSIMO


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



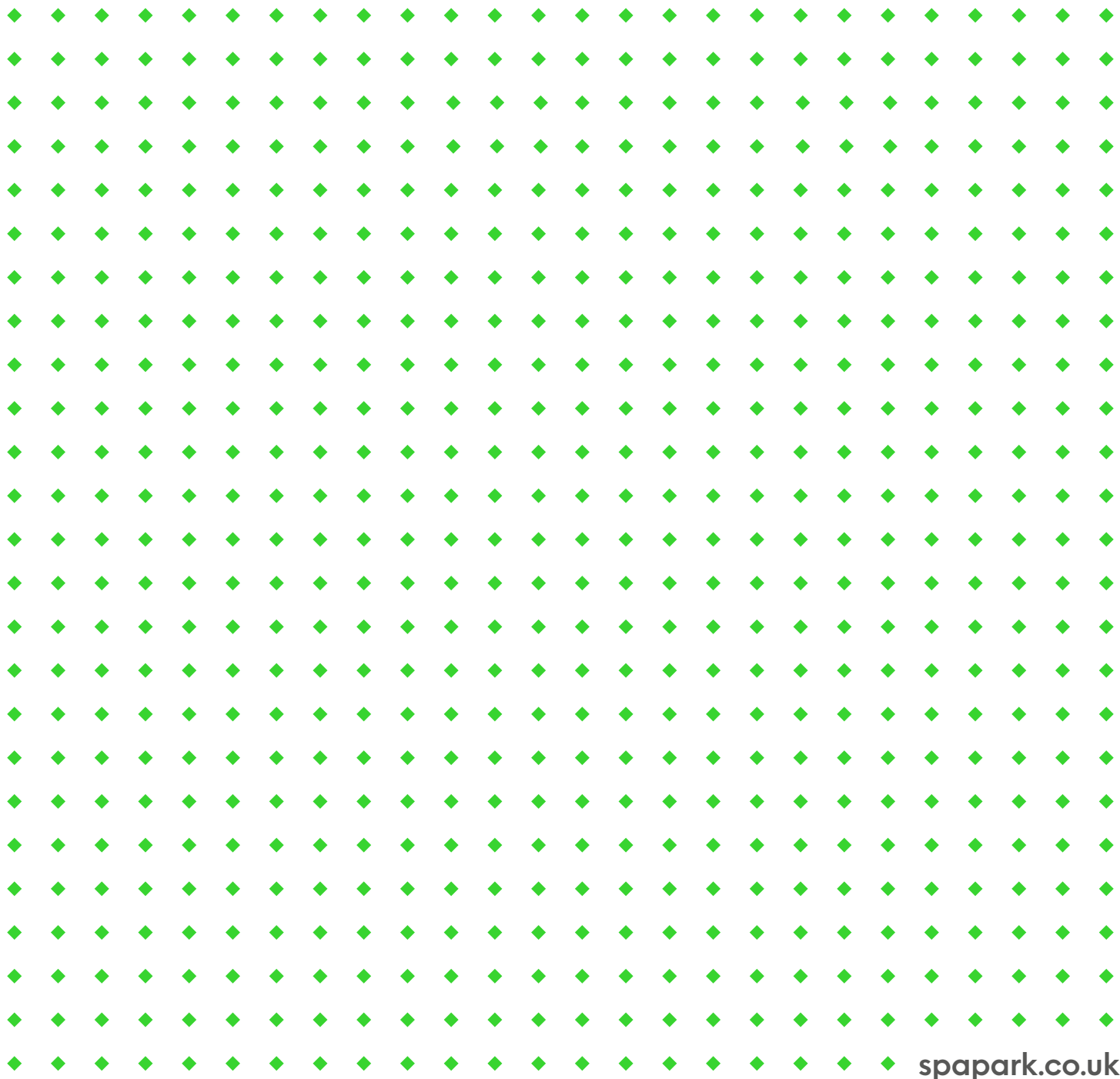
USE OF RECYCLED MATERIALS
SUCH AS CRUSHED
CONCRETE TO REDUCE
EMBODIED CARBON IN
PRODUCTION PROCESS



CARBON OFFSET TO ACHIEVE
NET CARBON ZERO IN
CONSTRUCTION







A DEVELOPMENT BY;

STOFORD
BLACKROCK®

October 2023
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.

designed & produced by **CORMACK** - cormackadvertising.com

FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

CBRE

PETER MONKS
07766 504 989
peter.monks@cbre.com

OLIVIA NEWPORT
07920 822 081
olivia.newport2@cbre.com

BROMWICH
HARDY

THOMAS BROMWICH
07718 037 150
tom.bromwich@bromwichhardy.com

M

KAYLEIGH MASON
07747 486 661
kayleigh.mason@mlagency.co.uk

GEORGINA THOMPSON
07793 461 360
georgina.thompson@mlagency.co.uk