



HARRISON WAY LEAMINGTON SPA

UK HEAD OFFICE & NATIONAL DISTRIBUTION CENTRES



519,704 sq ft (48,282 sq m)
FOR SALE / TO LET

AVAILABLE AS A
WHOLE OR IN PART

SITE AREA OF
24.7 ACRES (10 HA)

LOCATION

The property is situated on Spa Park, a 35 acre business park, approximately 1.5 miles south of Leamington Spa Town Centre.

The property fronts Harrison Way, which adjoins the B4087 Tachbrook Road, which in turn provides direct access to Junction 13 of the M40 motorway.

DRIVE TIMES

AIRPORTS

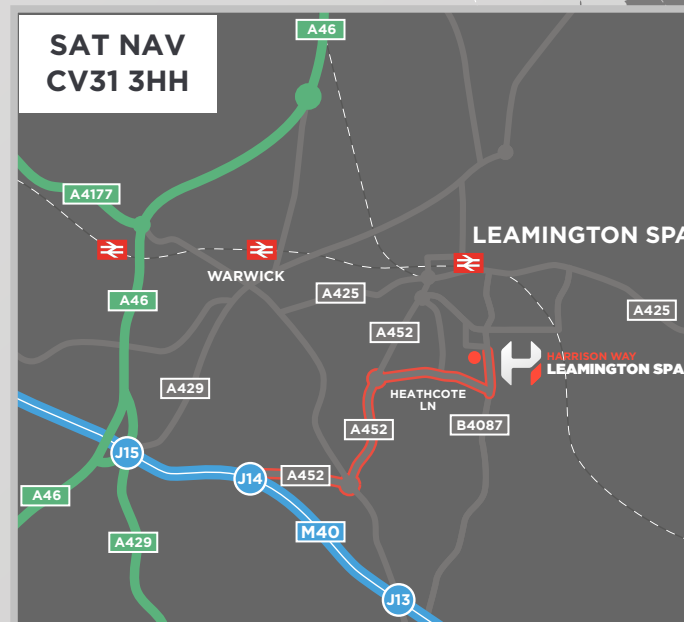
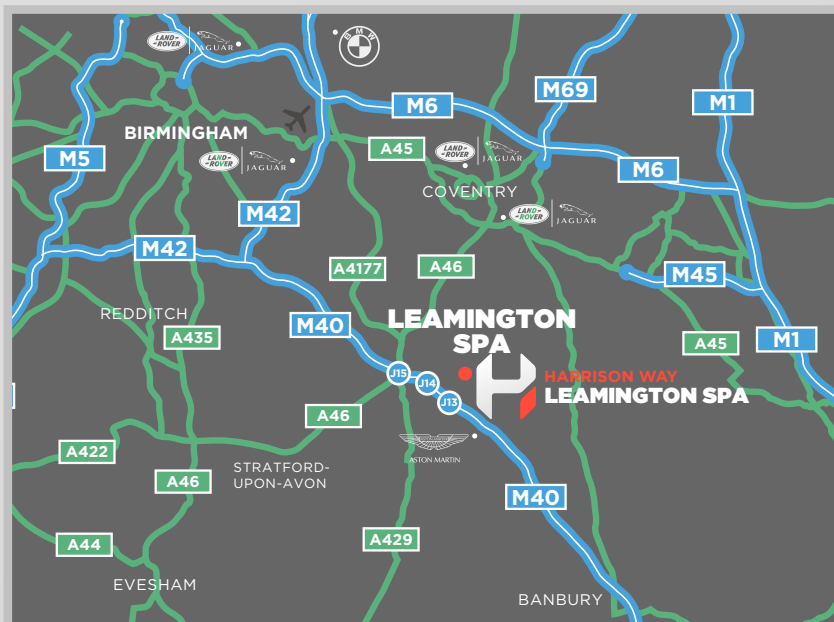
COVENTRY	20MINS
BIRMINGHAM INT	35MINS
EAST MIDLANDS	1HR
LUTON	1HR 25MINS
HEATHROW	1HR 25MINS

PORTS

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



**HARRISON WAY
LEAMINGTON SPA**



FOUR INDIVIDUAL BUILDINGS TOTALLING 519,704 SQ FT / 48,282 SQ M

PLUS EXPANSION/DEVELOPMENT LAND OF 3.15 ACRES / 1.27 HA
AVAILABLE INDIVIDUALLY OR AS A WHOLE



DISTRIBUTION CENTRE A - 257,137 SQ FT / 23,888 SQ M



- 3 BAY STEEL PORTAL
- 15M (49FT) EAVES HEIGHT
- PARTIALLY RACKED (VNA)
- LED LIGHTING
- 17 DOCK LEVEL LOADING DOORS
- 12 LEVEL ACCESS DOORS
- GAS FIRED WARM AIR HEATING
- SMOKE AND AIR VENTILATION SYSTEM
- SPRINKLERED
- CONCRETE SURFACED 50M DEEP YARDS



GROUND FLOOR	225,910 SQ FT	20,987 SQ M
MEZZANINE	23,767 SQ FT	2,208 SQ M
BRIDGE	6,254 SQ FT	581 SSQ M
AMENITY & ANCILLARY AREAS	1,206 SQ FT	112 SQ M
TOTAL GIA	257,137 SQ FT	23,888 SQ M
CANOPY (NOT INCL. IN TOTAL)	21,047 SQ FT	1,955 SQ M



15M (49FT)
EAVES HEIGHT



PARTIALLY
RACKED (VNA)



17 DOCK LEVEL
LOADING
DOORS



12 LEVEL
ACCESS DOORS



GAS FIRED
WARM AIR
HEATING



CONCRETE
50M DEEP
YARDS

DISTRIBUTION CENTRE **B** - 188,985 SQ FT/17,557 SQ M



- **3 BAY STEEL PORTAL**
- **15M (49FT) EAVES HEIGHT**
- **2 STOREY INTEGRAL OFFICES INCORPORATING A DATA CENTRE**
- **PARTIALLY RACKED INCORPORATING A FULLY AUTOMATED SYSTEM**
- **LED LIGHTING, GAS FIRED WARM AIR HEATERS AND SMOKE AND VENTILATION SYSTEM**
- **9 DOCK LEVEL ACCESS DOORS**
- **1 LEVEL ACCESS DOOR**
- **SPRINKLERED**
- **304 CAR PARKING SPACES**
- **35-40M DEEP YARD AREAS**



WAREHOUSE	112,347 SQ FT	10,437 SQ M
MEZZANINE	54,295 SQ FT	5,044 SQ M
2 STOREY OFFICES	22,088 SQ FT	2,052 SQ M
SECURITY LODGE	255 SQ FT	24 SQ M
TOTAL GIA	188,985 SQ FT	17,557 SQ M
'A' AND 'B' COMBINED TOTAL	446,122 SQ FT	41,446 SQ M



**15M (49FT)
EAVES HEIGHT**



**PARTIALLY
RACKED (VNA)**



**9 DOCK LEVEL
LOADING
DOORS**



**2 STOREY INTEGRAL
OFFICES WITH
DATA CENTRE**



**304
CAR PARKING
SPACES**



**CONCRETE
35-40M DEEP
YARDS**

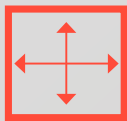
HEADQUARTER OFFICE C - 66,661 SQ FT/6,193 SQ M



- APPROX. 22,000 SQ FT PER FLOOR
- CONSTRUCTED C.10 YEARS AGO
- LARGE ATRIUM RECEPTION
- PREDOMINANTLY OPEN PLAN
- LARGE CAFÉ / RESTAURANT
- 211 CAR PARKING SPACES



GROUND FLOOR	23,067 SQ FT	2,143 SQ M
FIRST FLOOR	21,797 SQ FT	2,025 SQ M
SECOND FLOOR	21,797 SQ FT	2,025 SQ M
TOTAL NIA	66,661 SQ FT	6,193 SQ M



**APPROX.
22,000 SQ FT
PER FLOOR**



**211
CAR PARKING
SPACES**



**LARGE CAFÉ/
RESTAURANT**



**GLAZED ATRIUM/
RECEPTION**



**PREDOMINANTLY
OPEN PLAN FLOOR
SPACE**

EXPANSION/DEVELOPMENT LAND & SUSTAINABILITY BUILD CENTRE D - 6,921 SQ FT/643 SQ M



EXPANSION/ DEVELOPMENT LAND

WE ESTIMATE THIS SITE AREA EXTENDS TO APPROXIMATELY 3.15 ACRES (1.27 HA).

THE SITE IS SUITABLE FOR DEVELOPMENT FOR A VARIETY OF USES, SUBJECT TO GAINING RELEVANT PLANNING CONSENT.

SUSTAINABILITY BUILD CENTRE (SBC)

- FITTED OUT AS OFFICE ACCOMMODATION
- INCORPORATING A LECTURE THEATRE
- PROMINENT POSITION TO TACHBROOK ROAD



GROUND FLOOR	4,747 SQ FT	441 SQ M
FIRST FLOOR	2,174 SQ FT	202 SQ M
TOTAL NIA	6,921 SQ FT	643 SQ M



TENURE

The property is available to let on a new full repairing and insuring lease on terms to be agreed. Alternatively the property is available for sale with vacant possession on a freehold basis.

GUIDE PRICE / RENTAL

Available on application.

RATING ASSESSMENT

Warehouse & Premises:

Rateable Value (2017): £2,190,000.

DATA ROOM

Access to the data room can be provided upon application.

SERVICES

All mains services are connected to the property. Solar panels are fitted to both NDC A & B and have the capacity to produce 2MW, or 30% of the power supply for the site. However they are not currently turned on.

Further information is available within the data room.

ENERGY PERFORMANCE CERTIFICATE

Building A - B (41)

Building B - B (32)

Building C - C (51)

Sustainability Build Centre - D (97)

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



DISTRIBUTION CENTRE A - 257,137 SQ FT



DISTRIBUTION CENTRE B - 188,985 SQ FT



HEADQUARTER OFFICES - 66,661 SQ FT



SUSTAINABILITY CENTRE - 6,921 SQ FT

VIEWING

Strictly by prior appointment through the sole agents.

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