



SPA PARK

HARRISON WAY | LEAMINGTON SPA | CV31 3HJ

INDUSTRIAL/WAREHOUSE UNIT

To Let

30,947 sq ft (2,875 sq m)



5% PV array/33 kWp



LED lighting to warehouse



2 level access loading doors



8.10m eaves height



Secure gated yard



42 on site car parking spaces
(4 EV charging spaces)

**FULLY REFURBISHED
AVAILABLE MAY 2026**



The building is fully refurbished and will be available May 2026:

-  2 Level access loading doors
-  42 car parking spaces
-  8.10m eaves
-  Two storey offices
-  5% PV array/33 kWp
-  4 EV charging spaces
-  LED lighting to warehouse
-  Air source heat pump
-  Secure gated yard

RATEABLE VALUE

Rateable value £255,000 (2025/6)
Rates payable £141,525 (2025).

SERVICES

The premises benefit from main services.

VAT

VAT may be chargeable on the transaction.

PLANNING

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

EPC

Target A on completion of the refurbishment.

ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	27,387	2,544
Ground Floor Offices	1,780	165
First Floor Offices	1,780	165
Total	30,947	2,875

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

TERMS

Rental upon application.

WARWICK

← To J14/15 M40
3.5 miles

Leamington Spa
Town Centre 1 mile →

A452

A452

HEATHCOTE LANE

QUEENSWAY

JUNO DRIVE

HARRISON WAY

TACHBROOK RD

TACHBROOK ROAD

wanzl

JLR

NMS UK

MILLS CNC

hofer
powertrain

MILLS CNC

MILLS CNC

TATA

LEAMINGTON SHOPPING PARK

cewe

BLADON

Martin

ANTOIN

Parker

gm
general motors

OPUS
INTERNATIONAL ENERGY

SHIFTEC

Leeson
Polyurethanes

amcor

PLASGRAN
THE RECYCLING SPECIALIST

IRON MOUNTAIN

BRVISSIMO

Fullers
FULFILMENT

AGA RANGEMASTER

BSI MERCHANT

Buffells
LOOK AND BECOME TO THE TOP

shrine
Foods

Wickes

HELIOS
TECHNOLOGIES

PUREGYM

UNIT ONE

SPA PARK

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frosted.senior.golf



Sat Nav: CV31 3HJ

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AIRPORTS

MILES



CITIES

MILES

Coventry	9	Coventry	13
Birmingham	25	Birmingham	30
East Midlands	50	Oxford	50
Luton	71	London	95
Heathrow	84		

Source: Google

Viewing

To view or for further information please contact:

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