



SPA PARK

HARRISON WAY | LEAMINGTON SPA | CV31 3HJ

INDUSTRIAL/WAREHOUSE UNIT

To Let

30,673 sq ft (2,849 sq m)



PV array (10% of roof)



LED lighting to warehouse



2 level access loading doors



8.10m eaves height



Secure gated yard



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

**FULLY REFURBISHED
AVAILABLE Q3 2025**



The building is fully refurbished and will be available Q3 2025:

-  2 Level access loading doors
-  42 car parking spaces
-  8.10m eaves
-  Two storey offices
-  PV array (10% of roof)
-  6 EV charging spaces
-  LED lighting to warehouse
-  Air source heat pumps
-  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	28,017	2,603
Ground Floor Offices	1,134	105
First Floor Offices	1,522	141
Total	30,673	2,849

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

A452

A452

Leamington Spa
Town Centre 1 mile →

HEATHCOTE LANE

wanzl

JLR

NMS UK

MILLS CNC

MILLS CNC

MILLS CNC

TATA

LEAMINGTON
SHOPPING PARK

cewe

BLADON

Martin

SHIFTEC

Parker

gm general motors

OPUS
INTERNATIONAL PROJECTS

ANTOUN

Leeson
Polyurethanes

amcor

PLASGRAN
THE RECYCLING SPECIALIST

IRON MOUNTAIN

JUNO DRIVE

AGA RANGEMASTER

QUEENSWAY

BSI MERCHANT

BRVISSIMO

Fullers
FULFILMENT

Buffells

HARRISON WAY

TACHBROOK ROAD

TACHBROOK RD

UNIT
ONE

SPA PARK

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Sat Nav: CV31 3HJ

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AIRPORTS

MILES

Coventry	9
Birmingham	25
East Midlands	50
Luton	71
Heathrow	84



CITIES

MILES

Coventry	13
Birmingham	30
Oxford	50
London	95

Source: Google

Viewing

To view or for further information please contact:

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