

## PHASE 1 AVAILABLE TO LET

4 BRAND NEW HIGH TECH / PRODUCTION UNITS

**UNIT 4 30,715 SQ FT**

## PHASE 2 DESIGN & BUILD

RANGING FROM 24,000 SQ FT - 50,000 SQ FT



**SPA PARK**

LEAMINGTON SPA • CV34 6RR



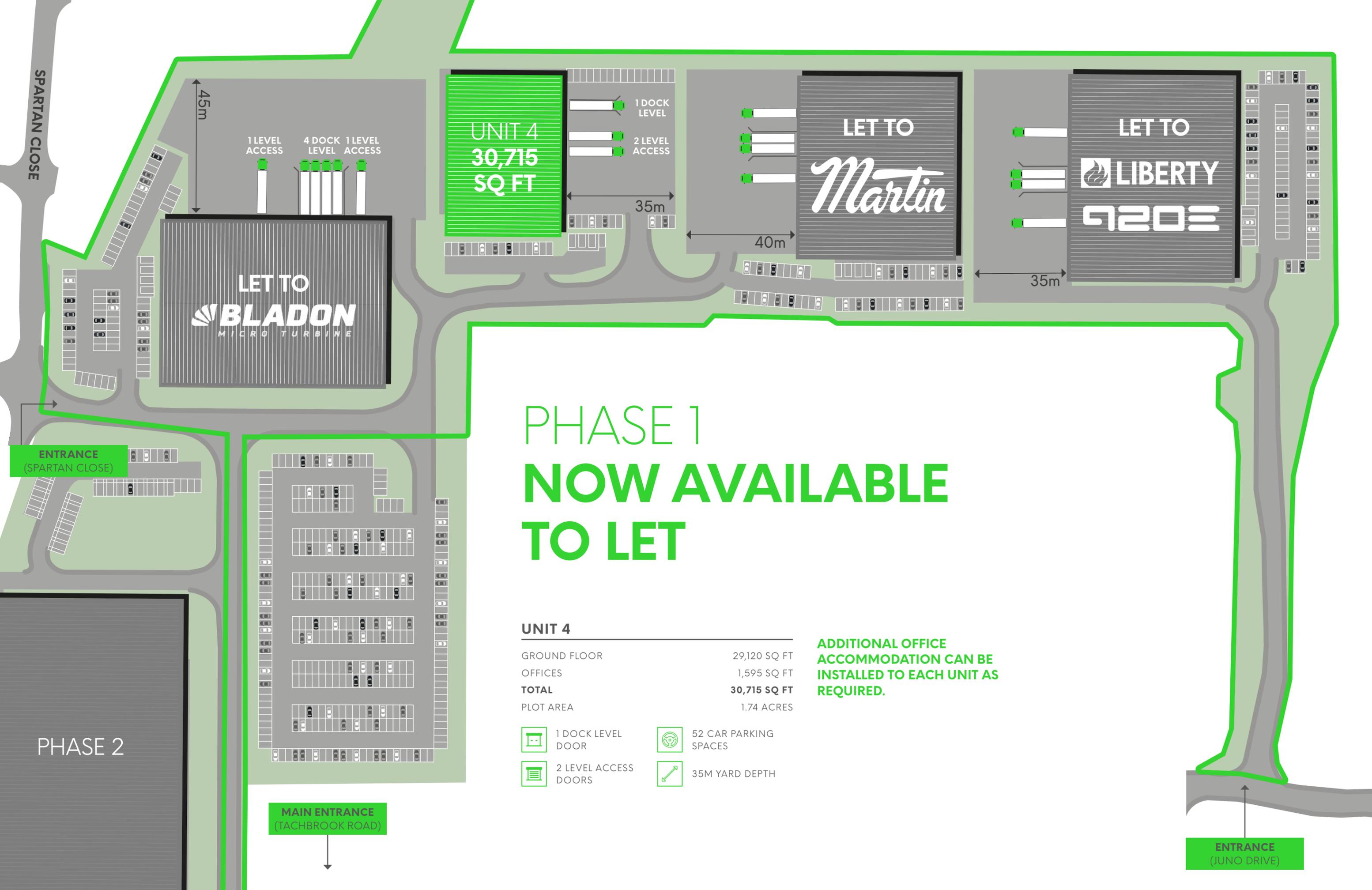
# SPARK OPPORTUNITY

## PHASE 1 NOW AVAILABLE

UNITS 3-5 SPECULATIVELY  
DEVELOPED, WITH UNITS  
3 AND 4 AVAILABLE TO LET.

## PHASE 2 DESIGN & BUILD

4 NEW SPECULATIVE UNITS  
RANGING FROM 24,000 SQ FT -  
50,000 SQ FT PC Q4 2022



SPARTAN CLOSE

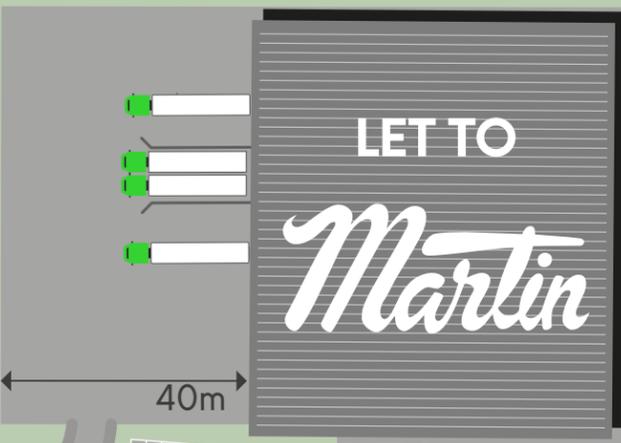
45m

1 LEVEL ACCESS 4 DOCK LEVEL ACCESS 1 LEVEL ACCESS



1 DOCK LEVEL  
2 LEVEL ACCESS

35m



40m



35m

ENTRANCE (SPARTAN CLOSE)

# PHASE 1 NOW AVAILABLE TO LET

## UNIT 4

GROUND FLOOR	29,120 SQ FT
OFFICES	1,595 SQ FT
<b>TOTAL</b>	<b>30,715 SQ FT</b>
PLOT AREA	1.74 ACRES

**ADDITIONAL OFFICE ACCOMMODATION CAN BE INSTALLED TO EACH UNIT AS REQUIRED.**

-  1 DOCK LEVEL DOOR
-  2 LEVEL ACCESS DOORS
-  52 CAR PARKING SPACES
-  35M YARD DEPTH

PHASE 2

MAIN ENTRANCE (TACHBROOK ROAD)

ENTRANCE (JUNO DRIVE)



# SPARK NOW



**10M  
EAVES  
HEIGHT**



**BREEM  
RATING VERY  
GOOD**



**50 KN/M2  
FLOOR  
LOADING**



**UP TO  
11MVA OF  
POWER**



**BESPOKE  
TENANT  
FIT OUT**



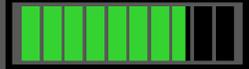
**35-45M  
YARD  
DEPTH**

UNIT 4

LOCAL OCCUPIERS INCLUDE:

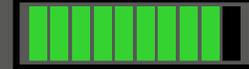


**77%**



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](http://spapark.co.uk)

A DEVELOPMENT BY;

**STOFORD**  
**BLACKROCK**

FOR FURTHER INFORMATION, PLANS AND SPECIFICATIONS;

**CBRE**

**BROMWICH**  
**HARDY**

**M**

July 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.

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