



# SPA PARK<sup>◇</sup>

30,842 – 50,995 Sq Ft  
**Available Now**

**Leamington Spa**

**CV31 3HH**



Unit 4

Unit E

LIBERTY

Martin

BLADON

BRAVISSIMO

DETROIT

UK Government

AGA

OPUS  
INTERNATIONAL PRODUCTS

Marshalls

IRON  
MOUNTAIN

general motors

PLASGRAN

Wickes

# Powering A Thriving Community

**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.







# Sparks Fly Growth Follows



**SPA PARK** provides a high-quality business environment, specifically focused on logistics and distribution. 2 units remain available on this highly successful development scheme.

Unit 4	Sq Ft	Sq M
Warehouse	28,505	2,648.2
Ground Floor Office	731	67.9
First Floor Office	1,606	149.2
<b>Total</b>	<b>30,842</b>	<b>2,865.3</b>

Unit E	Sq Ft	Sq M
Warehouse	47,592	4,421.4
Ground Floor Office	717	66.6
First Floor Office	2,686	249.5
<b>Total</b>	<b>50,995</b>	<b>4,737.5</b>



## Dock Doors

Unit 4 - 1  
Unit E - 3



## Loading Doors

Unit 4 - 2  
Unit E - 2



## Car Parking

Unit 4 - 52  
Unit E - 70



## Yard Depth

Unit 4 - 35M  
Unit E - 40M



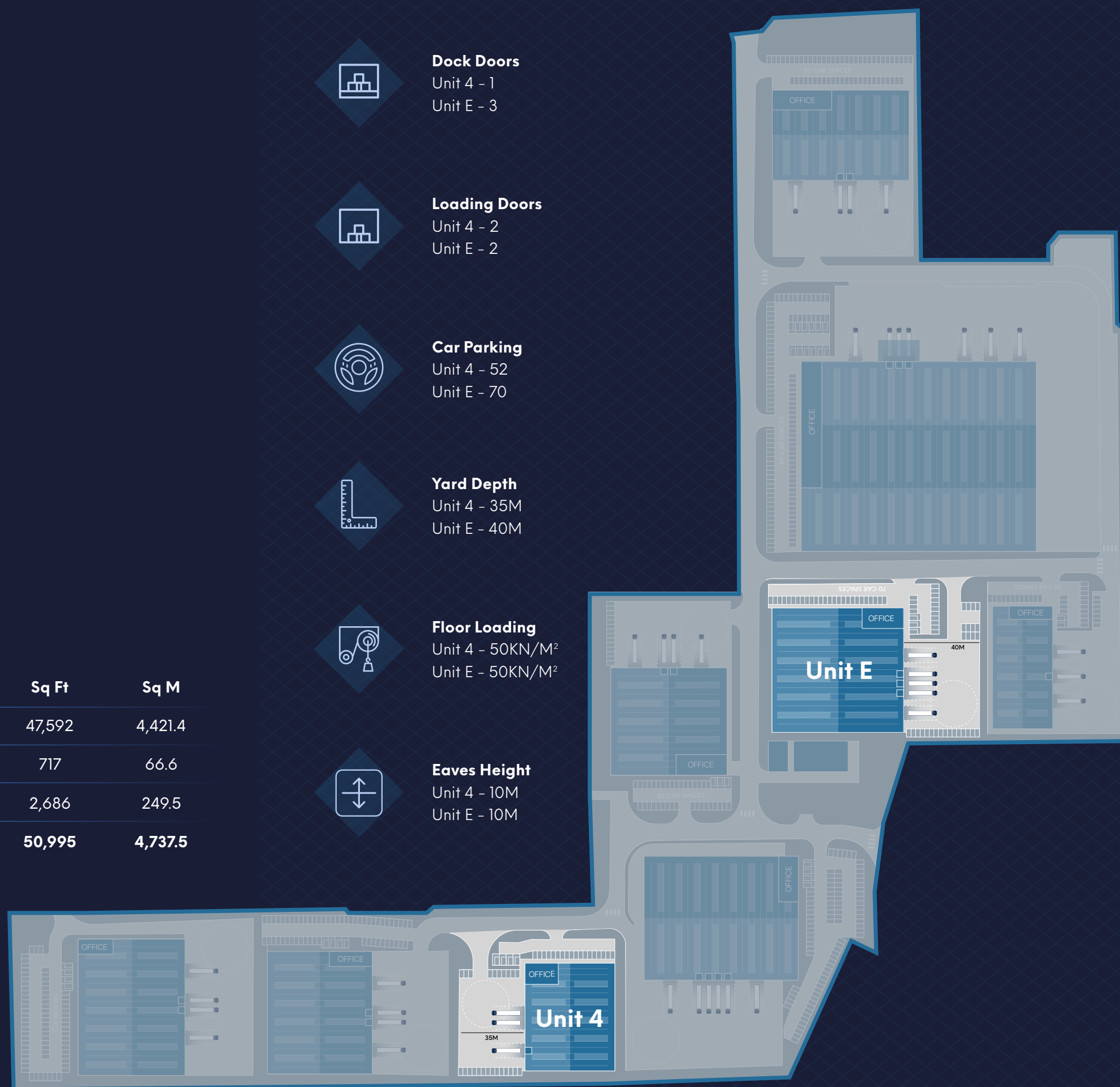
## Floor Loading

Unit 4 - 50KN/M<sup>2</sup>  
Unit E - 50KN/M<sup>2</sup>



## Eaves Height

Unit 4 - 10M  
Unit E - 10M



North

# SPA PARK Promise

Spa Park is BREEAM Excellent & EPC A, by recognition of its sustainability and environmental standards.

## BREEAM & EPC

Spa Park is Net Carbon Zero, through its use of sustainable materials, carbon offsetting & renewable energy.

## Carbon Net Zero

Each unit is equipped with its own solar panels, helping to generate clean, renewable energy from sunlight.

## Solar Savings

5% of Spa Park's parking spaces are fitted with EV chargers, with 100% enabled for future expansion.

## 5% EV Charging

A highly efficient thermal envelope reduces heating and cooling energy demand, minimising costs and carbon emissions, while supporting overall sustainability.

## Energy Efficiency

**SPA PARK** provides energy-efficient buildings built to highest standards, features include:









# Powering a Thriving Community

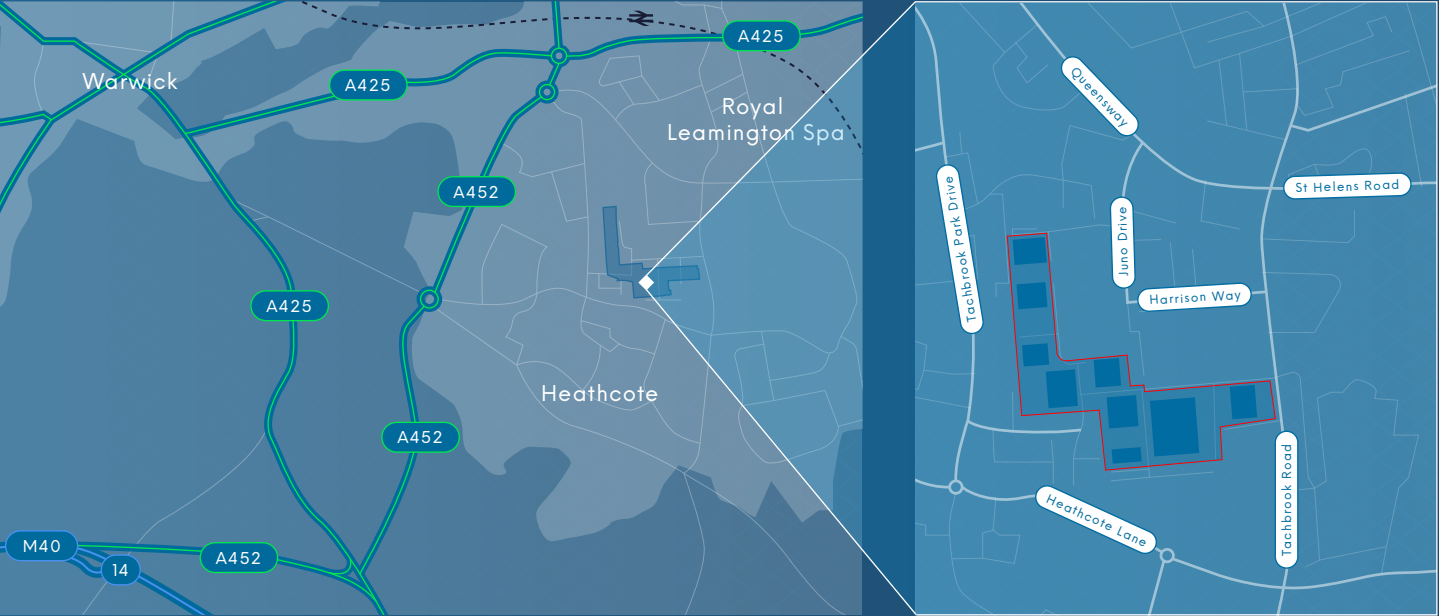


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**Spa Park** is a key part of Leamington Spa's commercial hub, adjacent to Precision Park and near Tachbrook Park, a 132-acre mixed-use development. With Heathcote Industrial Estate and Sires Retail Park nearby, the area offers a thriving business ecosystem.

Ports	Time	Distance	Airports	Time	Distance
Avonmouth	1 Hr 35 Mins	10 Miles	Coventry	20 Mins	10 Miles
London Gateway	2 Hrs 20 Mins	23 Miles	Birmingham INT.	30 Mins	23 Miles
Liverpool	2 Hrs 20 Mins	50 Miles	East Midlands	60 Mins	50 Miles







# Igniting New Possibilities



**Spa Park is located in the heart of the Golden Triangle, 90% of the UK's population is accessible within a 5 hour drive time.**

The site is also well-connected to major cities such as Birmingham, Coventry, and Oxford, as well as key airports and rail networks, making it an ideal location for businesses seeking efficiency, growth, and access to a broad customer base.



## A Skilled Local Population

### Lower Average Salary

Median earnings are £787 a year lower than the national average



### 66% of Residents

in Leamington Spa are of working age and economically active



### 44% of Local Residents Qualified

to degree level or higher, which is above the national average, making it an ideal location for industrial and commercial businesses seeking top talent



### 16 of the top 20 Manufacturers

global first tier automotive suppliers are located within close proximity

# SPA PARK



For Further Information

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