

MIDBOX BARBERRY 92

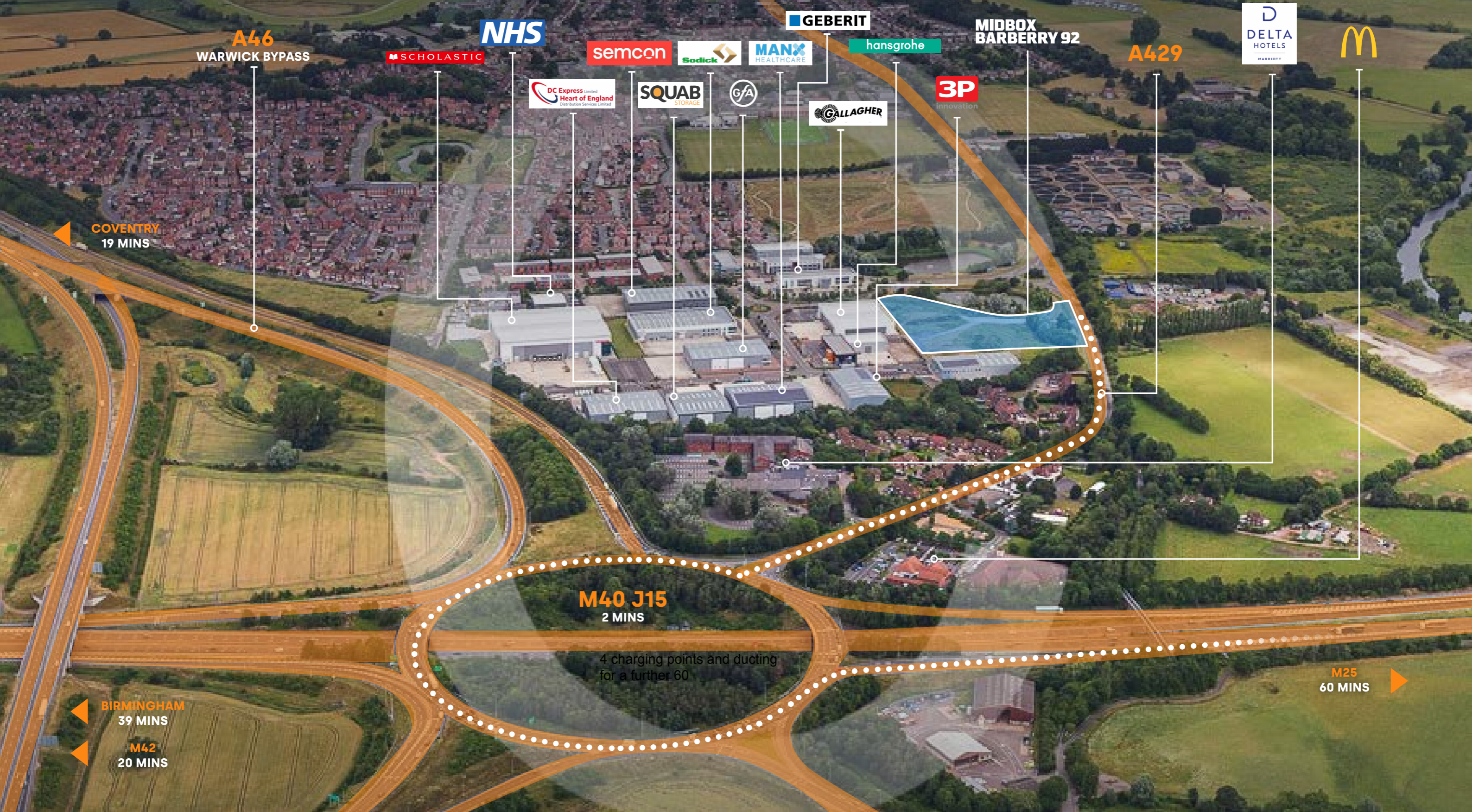
92,246 SQ FT
SPECULATIVE MANUFACTURING / DISTRIBUTION UNIT
TO LET / FOR SALE - AVAILABLE Q4 2025

MIDBOX BARBERRY 92
WARWICK, M40 J15
CV34 6LG

UP TO 1.5MVA POWER



IMMEDIATE ACCESS



A46
WARWICK BYPASS

SCHOLASTIC

NHS

semcon

Sodick

MANX HEALTHCARE

GEBERIT

hansgrohe

MIDBOX BARBERRY 92

A429

DELTA HOTELS
MARRIOTT



DC Express Limited
Heart of England
Distribution Services Limited

SQUAB
STORAGE

GfA

GALLAGHER

3P
Innovation

COVENTRY
19 MINS

M40 J15
2 MINS

4 charging points and ducting
for a further 60

BIRMINGHAM
39 MINS

M42
20 MINS

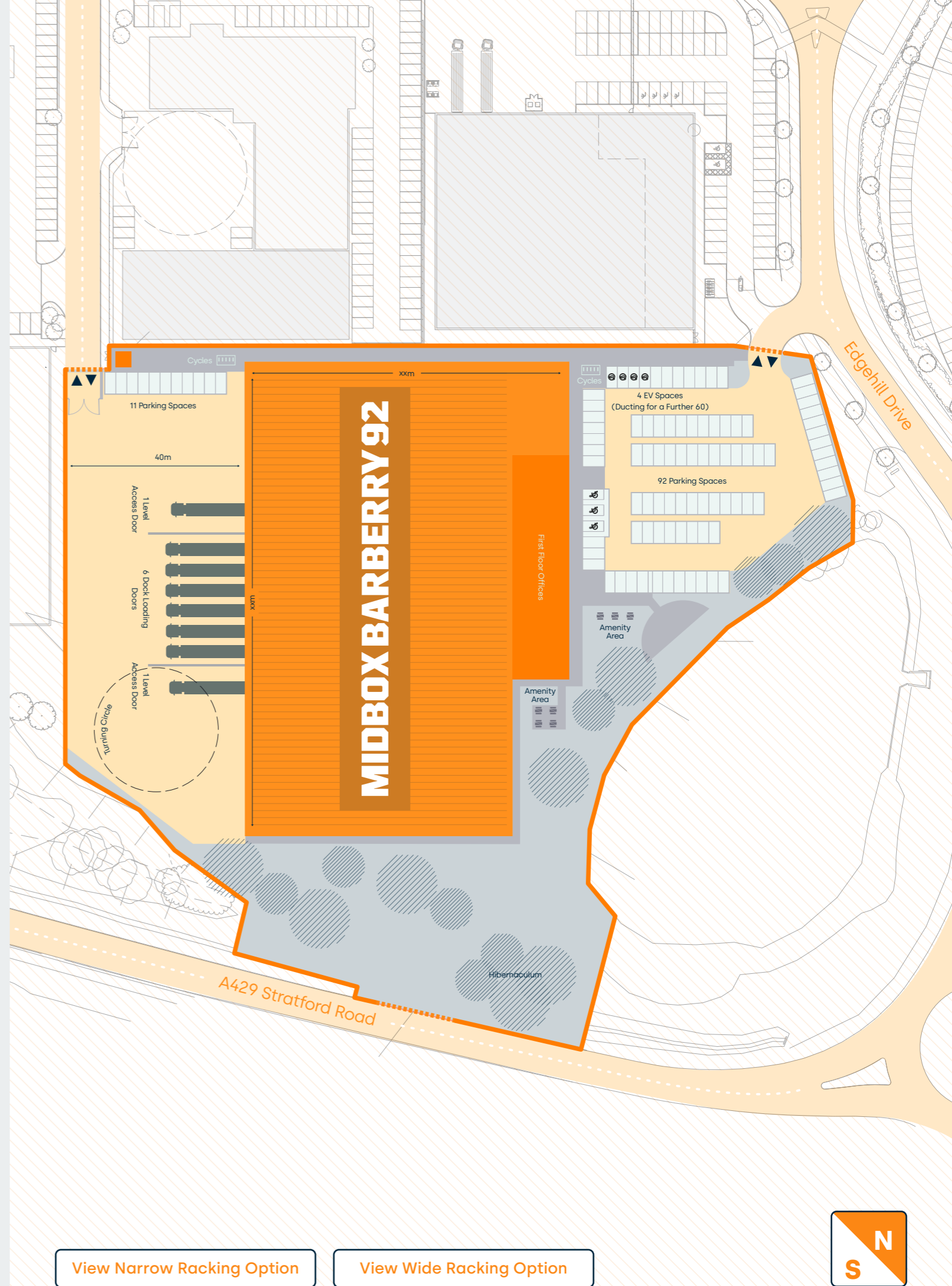
M25
60 MINS

PREMIER DISTRIBUTION

Barberry 92, a new 92,246 sq ft manufacturing / distribution unit, is prominently positioned on the Tournament Fields Business Park at J15 M40. The steel frame is designed to accommodate loading for up to 100% PV cover on roof.

AREA	SQ FT	SQ M
Ground Floor Warehouse	78,254	7,270
First Floor Offices	6,996	650
Plant Deck (GIA)	6,996	650
TOTAL	92,246	8,570

-  EPC A Rating
-  Target BREEAM Outstanding
-  30 Bicycle Spaces
-  103 Car Park Spaces
-  Staff Outdoor Amenities Space
-  40m Yard Depth
-  E(G) / B2 / B8 Planning Consented
-  12.5m Clear Internal Eaves Height
-  PV Fitted to the Roof
-  Outdoor Gym Equipment
-  Up to 1.5MVA Power Available
-  4 EV Charging Points (Ducting for a Further 60)
-  6 Dock Level Loading Doors
-  2 Level Access Loading Doors
-  First Floor Office Space
-  Secure Site



[View Narrow Racking Option](#)

[View Wide Racking Option](#)



SETTING STANDARDS

Barberry are using the latest environmentally friendly construction technology to reduce both dependency on fossil fuels and CO2 emissions. The unit development will benefit from:



Bat Boxes for Pollination & Pest Control



Outdoor Gym Equipment



PV Cells on Roof Generating 42500 Kwh Per Annum



Rainwater Harvesting



10% Warehouse Roof Lights



Hibernacula Areas



Carbon Net Zero in Operation



Upgraded Roof Structure to Support 100% PV Cells



Led Lighting to the Offices



Target BREEM Outstanding



EPC A Rating



4 EV Charging Points (Ducting for a Further 60)



Bug Hotels & Insect Habitats





CREATED TO CONNECT

Offering excellent access to major transport routes across the Midlands and the wider UK.

Situated near the M40, it provides quick links to the M6, M42, and M1 motorways, facilitating efficient distribution to key commercial hubs like Birmingham, London, and Oxford.

Key rail connections, enable multimodal transport options that can enhance distribution flexibility and speed. This central position within the UK supply chain network reduces transit times and fuel costs, making it an ideal base for logistics operations focused on cost-effective and rapid delivery services.



31,059

Working Within Manufacturing & Production



4,839

Working Within Transportation & Storage



5,221

Working Within Administration & Office



10% of all UK automotive jobs are in Coventry & Warwickshire

25%

Warwick is one of the fastest growing economic areas in the country



There are 16 universities within an hour's drive time.

CITY	MILES	MINS	ROADS	MILES	MINS	RAIL / SEA / AIR	MILES	MINS
Warwick	1.8	5	M40 J15	0.1	2	Birmingham Airport	20.8	25
Coventry	13.9	19	M42 J3A	11.5	14	Hams Hall ≈	29	44
Banbury	21.5	27	M6 J2	17.9	23	Daventry (DIRFT) ≈	29.5	40
Birmingham	32.5	39	M45 J1	19.8	25	BIFT ≈	33	47
London	95.3	119	M1 J17	27.5	33	London Heathrow	86.6	80

DELIVERING OPPORTUNITY



TERMS

The property is available freehold or leasehold on terms to be agreed by joint sole agents Savills or Wareing & Co.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT is payable on any transaction at the prevailing rate.

savills

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BARBERRY
Property Development and Investment

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**FURTHER
INFORMATION**

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