



PRELIMINARY DETAILS
TO LET
GRADE A INDUSTRIAL/ WAREHOUSE UNIT
UNIT E SPA PARK, LEAMINGTON SPA, CV31 3SS



50,910 sq. ft. (4,729.7 sq. m.)

Approx. Gross Internal Area

- Ready for immediate occupation
 - 10m eaves height
- 3 dock level loading doors/ 2 level access doors
 - Large secure yard





Location:

Spa Park is less than 5 minutes from Leamington Town Centre and 7 minutes from M40 Junction 13 and 14.

Leamington Spa train station is less than one mile away.

The area is home to various national occupiers including Jaguar Land Rover, Aga Rangemaster, Bravissimo, Howdens, Wickes and Meta.

Description:

Unit E is a detached single bay industrial/warehouse premises with the following specification: -

Warehouse:

- 10m eaves height
- 3 dock level loading doors
- 2 level access loading doors
- 50kn per sqm floor loading
- Large power supply
- Additional solar PV
- Intelligent LED lighting

Offices:

- First Floor Office Accommodation with ground floor reception, toilets and kitchen/canteen facilities.

External:

- Secure 40m depth yard
- 70 car parking spaces to the front

Accommodation:

	Sq.m.	Sq.ft.
Warehouse	4,486.3	48,290
Offices and Staff Facilities	243.4	2,620
Total Approx. Gross Internal Area	4,729.7	50,910

Tenure:

The property is currently held on a 10 year lease expiring on the 17th November 2035 and subject to a tenant break option in November 2030. A lease assignment is available. Alternatively, a sub lease for a shorter term may be considered.

Quoting Rent:

Upon application

Services:

All mains services are connected including Three Phase electricity and gas-fired central heating together with part air conditioning installed to the offices. No tests have been applied.

Business Rates:

2026 Rateable Value: Upon request from the Agent

EPC:

EPC Rating: **A +**

BREEAM: Excellent.

Occupier pack

Available from the Agents upon request.





Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

Legal Costs:

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

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
4th Floor
4 Brindleyplace
Birmingham
B1 2LG

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Ref: G008164

Date: June 2026

Subject To Contract





