

# For Sale or To Let

## Plot 1001

Tournament Fields • Warwick • CV34 6LG

- New Build HQ Industrial / Distribution building.
- Excellent Established Commercial Location close to M40 Motorway.
- 12 metre eaves height, 6 dock levellers, 2 level access doors.
- 101 car parking spaces.
- Available freehold or leasehold .
- Specification to be agreed.
- Accommodation Available:  
**86,000 sq ft (7,990 sq m)**

## Location

Tournament Fields is a high profile, 50 acre business park to the southwest of Warwick town centre and adjacent to Junction 15 of the M40 Motorway.

Tournament Fields enjoys an unrivalled strategic location being half a mile from the national motorway network and close to both Warwick and Leamington Town Centres. The Park provides immediate access to the M40 and, in turn, the M42, M6 and M5 Motorways.

High quality infrastructure and landscaping provide a class leading business-park environment that has attracted a wide range of global and regional occupiers such as Semcon, Eagle Burgmann, Geberit, GFA, 3P Innovation and Scholastic wishing to take advantage of Tournament Fields to establish regional and national headquarters.

Tournament Fields is ideally situated for occupiers wishing to be in close proximity to Jaguar Land Rover with their facilities at Gaydon, Coventry and Solihull only 9.14 and 18 miles away.

## Approximate Travel Times

By Car:

Destination	Distance	Time
J15 M40	0.1 miles	2 Mins
Warwick	1.8 miles	5 Mins
Coventry	12.6 miles	18 mins
Birmingham	26.4 miles	37 Mins

By Train:

Station	Distance	Time
Warwick	2.2 miles	7 mins
Warwick Parkway	3.8 miles	10 mins





Sub-station (position 2)

Sub-station (position 1)

EDGEHILL DRIVE

9 No. Parking

4 No. active EV charging (ducting to additional 10 No.)

100 No. Parking

**PLOT 1001**  
 5608 sq.m (60,360 sq.ft) warehouse  
 plus 372 sq.m (4,000 sq.ft) offices at ground floor  
 and 372 sq.m (4,000 sq.ft) offices at first floor

TOTAL = 6352 sq.m (68,360 sq.ft)

FFL + 48.600

8005 Innovation

40000

6 No. level access doors

condensers

cycles

External amenity area

to boundary from C.  
 re-boarded timber  
 1kg/m<sup>2</sup>.  
 3.2m above  
 whole length.

Existing trees retained

External amenity area

POND

Existing trees retained



Site Plan

## Description

Full planning permission has been obtained for a single unit of steel portal frame construction. The unit will be delivered to a high specification and will benefit from:

- Reinforced concrete slab floor with distribution loading of 50kN/m<sup>2</sup>.
- 1.2MVA power supply.
- 12 metre eaves height.
- Integral office accommodation.
- 6 dock level loading doors.
- 2 level access loading doors.
- Large secure yard.
- C. 101 car parking spaces.
- Targeted EPC 'A'.
- Targeted BREEAM 'Excellent'.

*Indicative specification and plans are available on request.*

## Accommodation

Floor	Size (Sq Ft)	Size (Sq M)
Ground (Warehouse)	78,255	7,270
Frist (Offices)	6,255	581
Total		





## Services

It is understood that mains electricity, water and drainage will be made available to site ready for occupiers to connect to.

## Planning

Planning will be consented for the spec build of a 86,000 Sq Ft Industrial/Warehouse Unit with consent for B2 General Industrial and E(g)(iii) Industrial processes.

## EPC

Targeted EPC is A.

## Business Rates:

To be confirmed.

## Service charge

An estate service charge is levied to contribute towards the upkeep and maintenance of the common areas on the estate. Amount TBC.

## Tenure

The property is available both For Sale Freehold and To Let on a new lease to be negotiated.

Price and rent are available upon request.

## Legals Costs

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

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.



A development by:

# BARBERRY

Viewing Arrangements:



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