



For Sale or To Let

Plot 1001

Tournament Fields • Warwick • CV34 6LG

- New Build Industrial / Distribution building.
- 12 metre eaves height, 6 dock levellers, 2 level access doors.
- 101 car parking spaces.
- High profile site.
- Available freehold or leasehold .
- Specification to be agreed.
- Accommodation Available:

84,510 sq ft (7,851 sqm)

split between

78,255 sq ft Warehouse (7,270 sqm)

and 6,255 sq ft Offices (581 sqm)

Location

Tournament Fields is located adjacent to Junction 15 of the M40 Motorway to the southwest of Warwick Town Centre. The Park provides immediate access to the M40 and, in turn, the M42, M6 and M5 Motorways.

Tournament Fields has attracted a mix of global and regional occupiers such as Semcon, Eagle Burgmann, Geberit, GFA, 3P Innovation and Scholastic.

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.

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:

- 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.

Anti Money Laundering

The successful tenant / purchaser will be required to submit information to comply with Anti Money Laundering Regulations.,

Tenure

Leasehold / Freehold.

Legals Costs

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

Service Charge

An estate service charge is payable at Tournament Fields.

VAT

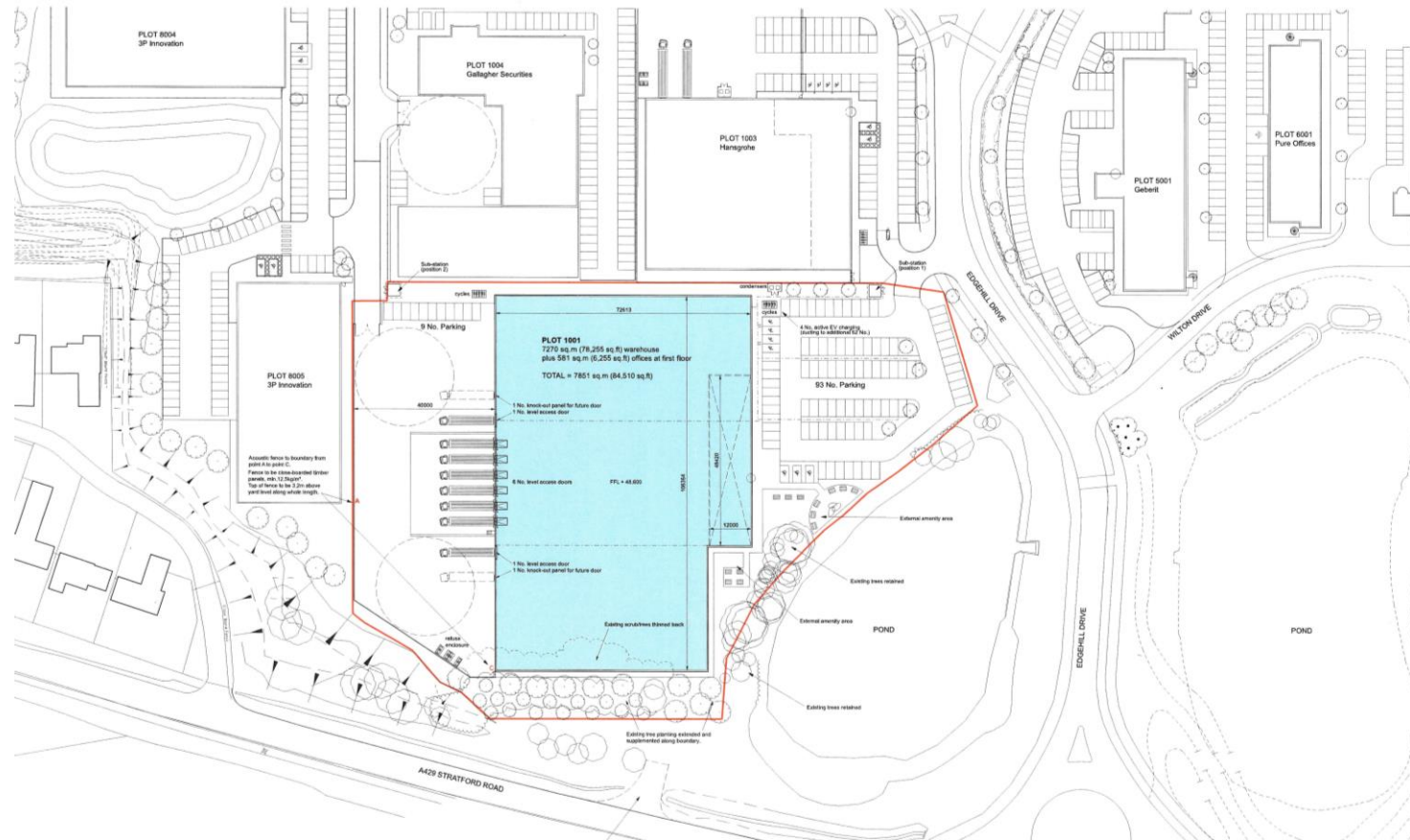
VAT is payable.

Approximate Travel Distances	
Road	
J15 M40	0.1 miles
Warwick	1.8 miles
Coventry	12.6 miles
Birmingham	26.4 miles
Rail	
Warwick	2.2 miles
Warwick Parkway	3.8 miles
Air	
Birmingham International	21.6 miles



- Indicative Impression of How Unit Will Look





Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

Bill Wareing FRICS, Wareing & Company

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- Indicative impression of how unit will look



