

FOR SALE

REDEVELOPMENT OPPORTUNITY

8.72 ACRES SUITABLE FOR
INDUSTRIAL / WAREHOUSE / RESIDENTIAL USES
(SUBJECT TO PLANNING)



GLOBE HOUSE & ICENI

WARWICK TECHNOLOGY PARK | CV34 6DA





GLOBE HOUSE & ICENI

A452 EUROPA WAY

WARWICK TECHNOLOGY PARK

GALLOWES HILL



LOCATION

Warwick Technology Park is prominently situated on the northern side of Gallows Hill, which runs between Warwick to the west and Royal Leamington Spa to the east.

The park is within 3km (2 miles) of both junctions 13 and 14 of the M40 Motorway.

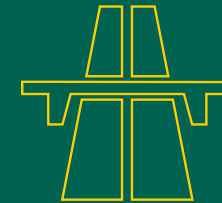
Warwick Technology Park is the premier office park in the area comprising an attractive landscaped office campus of 11 office buildings around a central estate road. The park has attracted a number of multi-national occupiers including National Grid, Midcounties Co-Op, Baker Hicks and Wolseley.



CONNECTIONS

Warwick benefits from comprehensive rail connections, with services available via Warwick, Warwick Parkway and Leamington Spa. Warwick Railway Station, 1.2 km (0.75 miles) north west of the park, offers direct rail services to London Marylebone, Birmingham Snow Hill and Stratford-upon-Avon. Warwick Parkway Railway Station, located 3 km (2 miles) west of the park, provides direct access to London Marylebone with a journey time of 1 hour and 20 minutes, whilst Leamington Spa railway station is situated 2.5 km (1.5 miles) north east of the property provides additional services to Birmingham, Coventry and Reading.

WITHIN
2 MILES
OF JUNCTION 13 & 14 OF M40



WARWICK PARKWAY
RAILWAY STATION
→ LONDON



0.75 miles
TO WARWICK
RAILWAY STATION

1.5 miles
TO LEAMINGTON SPA
RAILWAY STATION

**1 HOUR
20 MINS**



WDC & WCC LAND

OPPORTUNITY

RESIDENTIAL AND INDUSTRIAL / WAREHOUSE USE

The site presents a promising opportunity for redevelopment, benefitting from its sustainable urban location within Warwick Technology Park and strong connectivity to local transport networks. The site's current vacancy opens the door to a range of potential uses, including residential, logistics, and industrial, all supported by planning policy subject to appropriate considerations. The Council's inability to demonstrate a five-year supply of housing triggers the presumption in favour of sustainable development, thus tilting the balance in favour of approving residential development. Warwickshire County Council (WCC) itself has received planning approval for a small business unit scheme adjacent, under planning ref. W/24/168, the development of up to 4,388 sq m (gross) of small business units as part of a wider masterplan with Warwick District Council. See data room for further info.

Residential redevelopment could also capitalise on Permitted Development Rights, streamlining the conversion process, while the site's position within an established employment area supports Class B2 and B8 uses without needing to justify loss of office space.

The shift toward mixed-use and residential schemes in the surrounding vicinity, strengthens the site's appeal for varied, policy-compliant redevelopment.

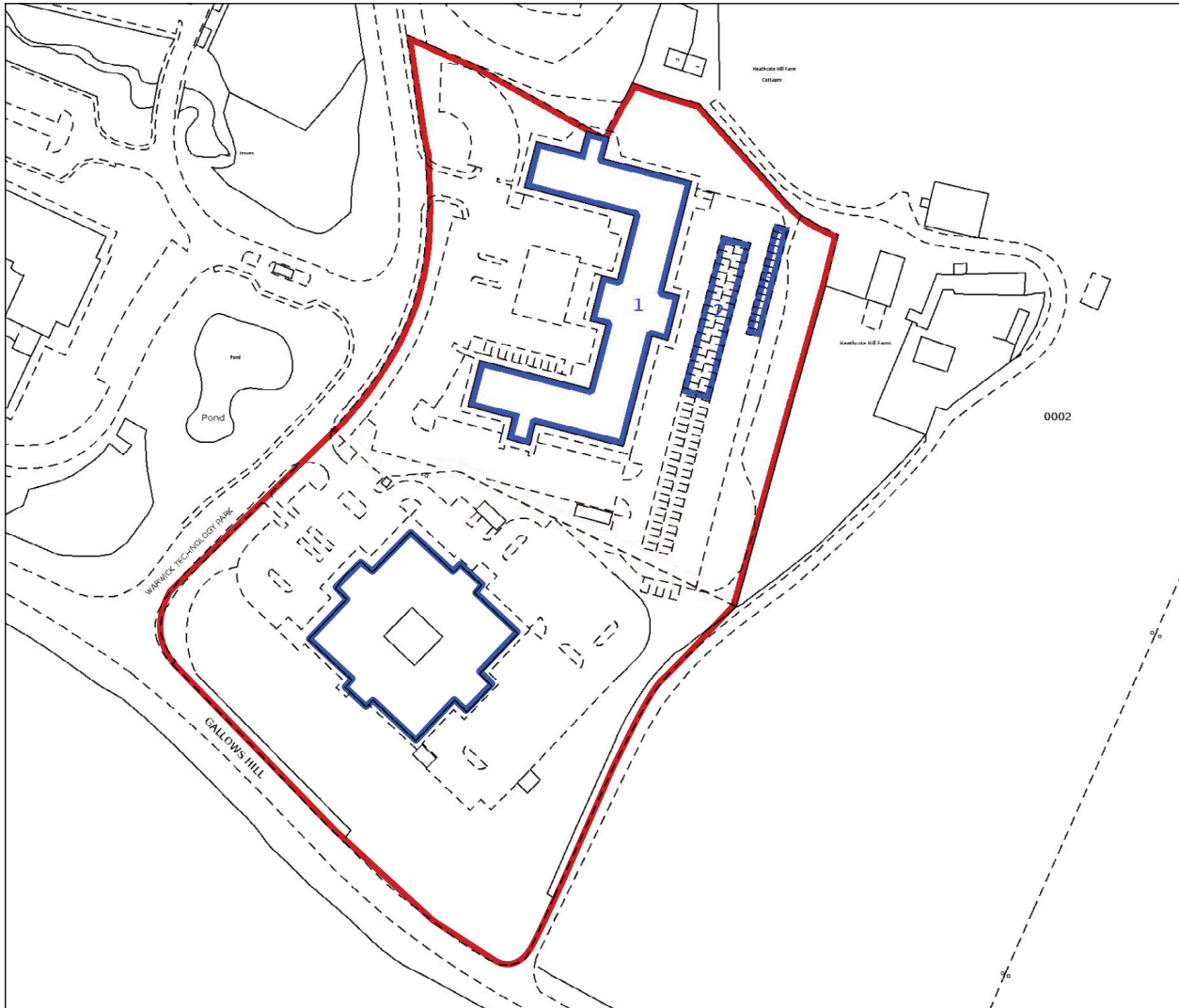
Redevelopment for Class B8 or B2 uses is supported by local policy within established employment areas and does not require justification for office space loss. These uses align with the Technology Park's commercial character but must consider the emerging residential developments to the east and south, including up to 425 homes under construction (LPA ref. W/14/0967).

Design must respect surrounding scale and massing, and noise impacts on nearby residents need assessment, particularly for logistics operations involving night-time activity. Transport impacts require evaluation by a transport consultant, given potential highway network pressures from nearby developments. A transport assessment is in the data room.

SITE PLANS

TENURE

The property is owned Freehold under three separate legal titles and will be sold with vacant possession.



GENERAL CONSIDERATIONS

Located in Flood Zone 1, the site is suitable for all uses, with SuDS required under emerging regulations. A 10% Biodiversity Net Gain is mandatory, deliverable on-site, off-site, or via credits. Proposals must comply with WDC transport and parking policies. The evolving mixed-use character, driven by nearby residential and community developments, supports a range of uses if technical constraints are addressed.

FURTHER INFORMATION

SERVICES

All mains services are connected to the property.

EPC

Available via the Data Room.

INFORMATION / DATA ROOM

Serious interested parties will have access to the data room. Floorplans can be viewed there. For access please contact the agents.

SALE PROCESS

The property is offered for sale by way of an informal tender process further information is available from the agents.

VIEWING

Strictly by appointment.

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser. Forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All figures quoted are exclusive of VAT.



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