

OPUS 82

LEAMINGTON

FOR SALE/TO LET



ON BEHALF OF SAVILLS
INVESTMENT MANAGEMENT

FREEHOLD TURNKEY/PRE-LET 'BUILD TO SUIT' OPPORTUNITY

82,312 SQ FT
7,647 SQ M

 LEAMINGTON



BRAND NEW HIGH SPECIFICATION
MANUFACTURING/WAREHOUSE PREMISES

SITE ALLOCATED FOR COMMERCIAL DEVELOPMENT

MARKET LEADING
SPECIFICATION

TARGETING BREEAM
'EXCELLENT'

SUBSTANTIAL
AVAILABLE POWER

SUITABLE FOR OFFICE, R&D, MANUFACTURING AND WAREHOUSE USES

BUILDING CAN BE DELIVERED WITHIN 18 MONTHS
OF AGREED TERMS



Demographics & Situation

Leamington Spa is renowned as one of the UK's most affluent towns, offering an attractive environment for businesses. The town boasts a deep pool of available labour, providing a rich resource for businesses looking to tap into a skilled and diverse workforce.

From an occupier's perspective, Leamington Spa benefits from the A46, which provides access to the M40, M5, M1 and M69. 11% of the local labour force is employed in manufacturing, providing a large labour pool for occupiers.



90% of the UK accessible within a 5-hour drive time



Air, road and rail networks providing easy access to over 500 million consumers across Europe



Situated at the intersection of the nation's key road networks



1,600 new homes in Warwick Gateway has further expanded the consumer base of the area



82% of Warwickshire residents are economically active, 3% ahead of the UK and 4% ahead of the West Midlands average

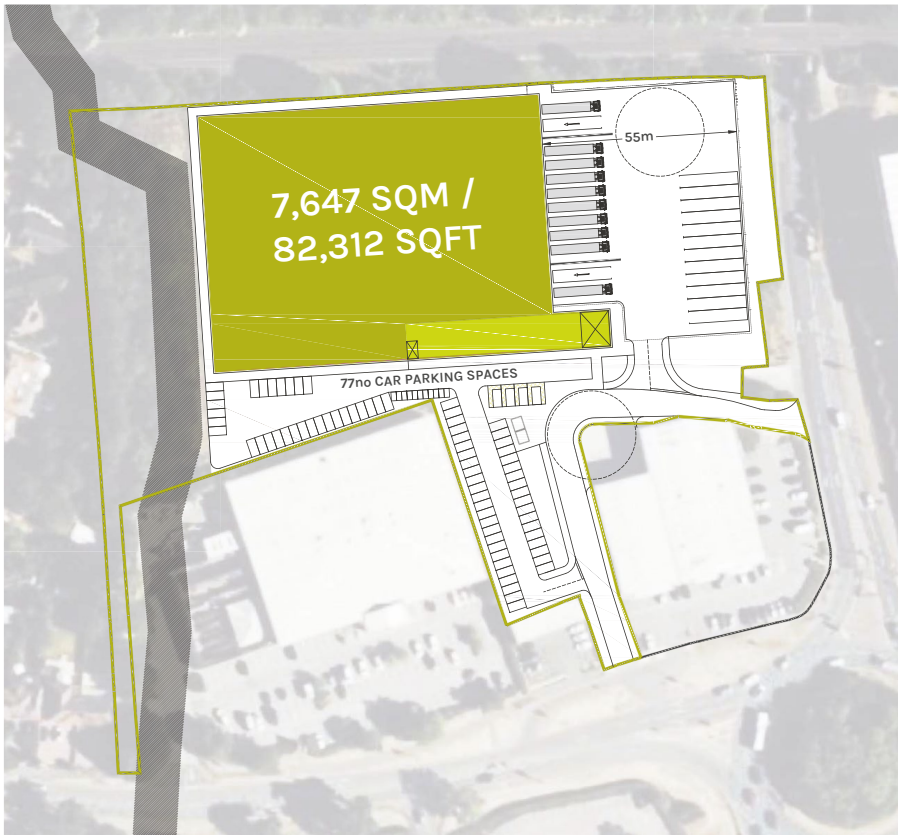


A regional hub for world class research manufacturing and engineering facilities

Local Occupiers



Indicative Layout



DETACHED, PORTAL
FRAME BUILDING



12.5M CLEAR
INTERNAL HEIGHT



8 DOCK LEVEL
LOADINGS



2 LEVEL ACCESS
LOADING DOORS



55M YARD DEPTH



50 KN/SQ M FLOOR
LOADING



FIRST FLOOR 'FULLY
FITTED' OFFICE
ACCOMMODATION



GROUND FLOOR
RECEPTION



SECURE EXTERNAL
YARD



77 CAR PARKING
SPACES



10% EV CHARGING
POINTS



750KVA POWER
SUPPLY (OR MORE
IN A NEGOTIATION)



SITE AREA -
3.8 ACRES

Accommodation

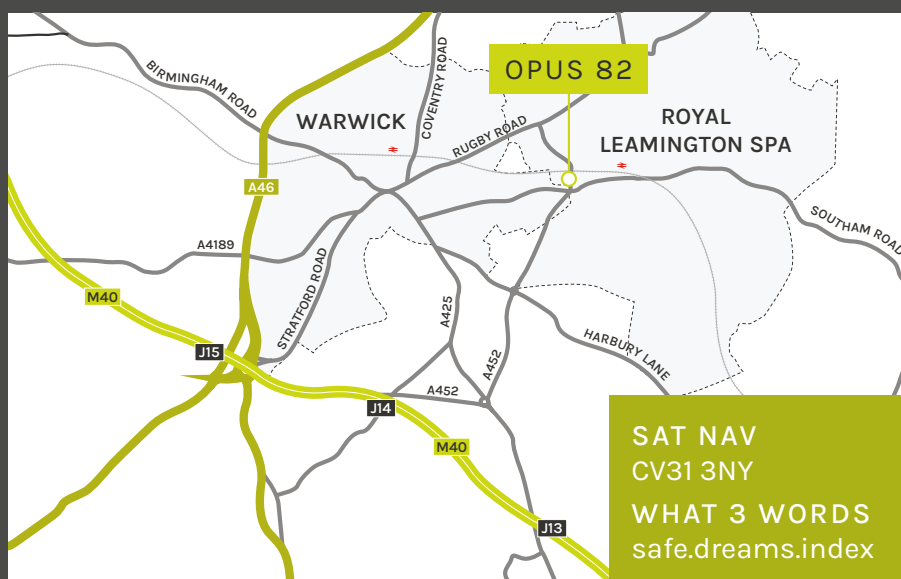
	SQ M	SQ FT
First Floor Offices	575	6,189
Ground Floor Undercroft	575	6,189
Warehouse / Production	6,497	69,934
Gross Internal Area	7,647	82,312

Sustainability

- Target BREEAM Excellent
- EPC A
- LED Lighting
- 10% roof lights to increase natural lighting
- Optimum performance insulated cladding and roof panels
- 10% PV Panels on the roof
- Upgraded roof structure to support further PV Panels
- Cycle storage & shower facilities
- Rainwater harvesting
- Net zero carbon in operation enabled

Location

The premises are located on the corner of Myton Road and Princes Drive behind Homebase, Pets at Home, Bensons for Beds and Dreams in one of the most established and significant commercial areas of Warwick and Leamington for both commercial and retail occupiers. The site benefits from excellent transport links, being within a short drive of Junctions 13, 14 & 15 of the M40 Motorway and approximately 0.5 miles from Leamington Spa railway station, which provides direct access to Birmingham Snow Hill and London Marylebone. Bus routes to all surrounding conurbations can also be found within walking distance of the property and Leamington Spa and Warwick town centre are both less than two miles from the site.



Drive Times

AIRPORTS

Coventry	20mins
Birmingham Int	35mins
East Midlands	1hr
Luton	1hr 25mins
Heathrow	1hr 25mins

TRAIN STATIONS

Leamington	3mins
Warwick	5mins
Birmingham Snow Hill	40mins
Coventry	18mins
London Marylebone	1hr 30mins

ROADS

A46	9mins
M40 J15	8mins
M40 J14	6mins
M40 J13	7mins

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