



UNIT 5 SPA PARK

SPARTAN CLOSE / ASHBOURNE DRIVE
LEAMINGTON SPA • CV34 6RR

TO LET

40,500 sq ft (3,762.45 sq m)
High Quality Industrial / Distribution Unit

- Immediately available by way of assignment or sublease
- Passing rental £11.50 psf

LOCATION

The property is located on Spa Park, a recently constructed Industrial / Distribution Park close to the A46 and Junctions 14 and 15 of the M40 Motorway. Royal Leamington Spa Train Station is less than 1 mile from the property.

Coventry and Warwickshire has a long-established track record for high quality engineering and advanced manufacturing as well as well developed supply chains and expertise in automotive, aerospace and energy generation technology.



UNIT 5

DRIVE TIMES

Local occupiers include:

Wickes

nationalgrid



BLADON

Destination	Drive Time
Coventry	20 minutes
Birmingham International Airport	25 minutes
East Midlands Airport	1 hour
Luton	1 hour, 25 mins
Heathrow Airport	1 hour, 25 mins
Avonmouth Docks	1 hour, 35 mins
London Gateway Port	2 hours, 20 mins
Liverpool Port	2 hours, 20 mins



Click here for Google map



What3Words: cloth.twice.cargo





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Photographs from summer 2025



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DESCRIPTION

- The building was constructed in 2020.
- BREEAM 'Very Good' rating
- Comprises a detached modern Industrial/ Warehouse Building
- Constructed to Eaves Height of 10 metres
- Floor Loading 50kN per Sq M
- Power Available 11MVA
- Secure Yard 40 Metres depth.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	38,814	3,605.94
First Floor	1,686	156.63
Total	40,500	3,762.45



2 level
access doors



2 dock
levellers



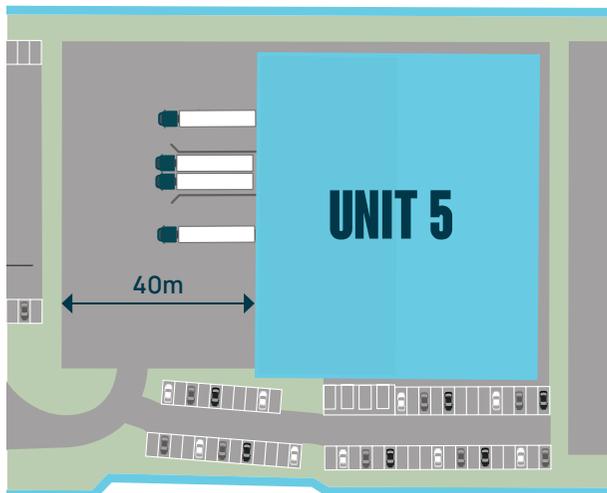
Air conditioning
heating and
cooling to offices

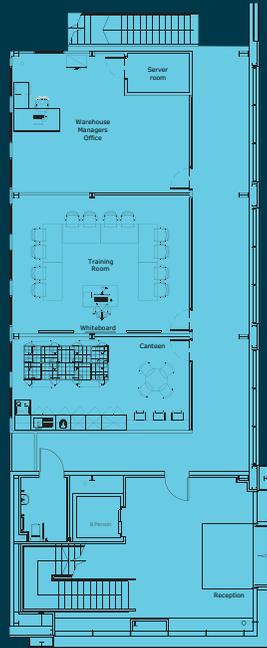


59 car parking
spaces provided
on site

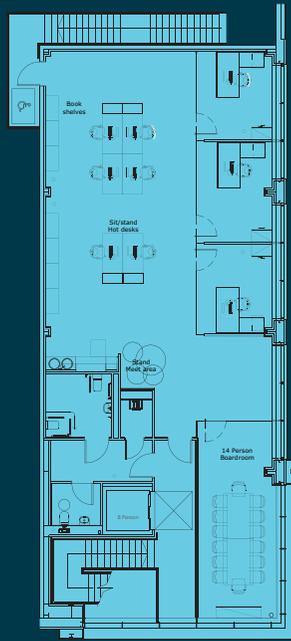


Self contained
with barrier
gate access

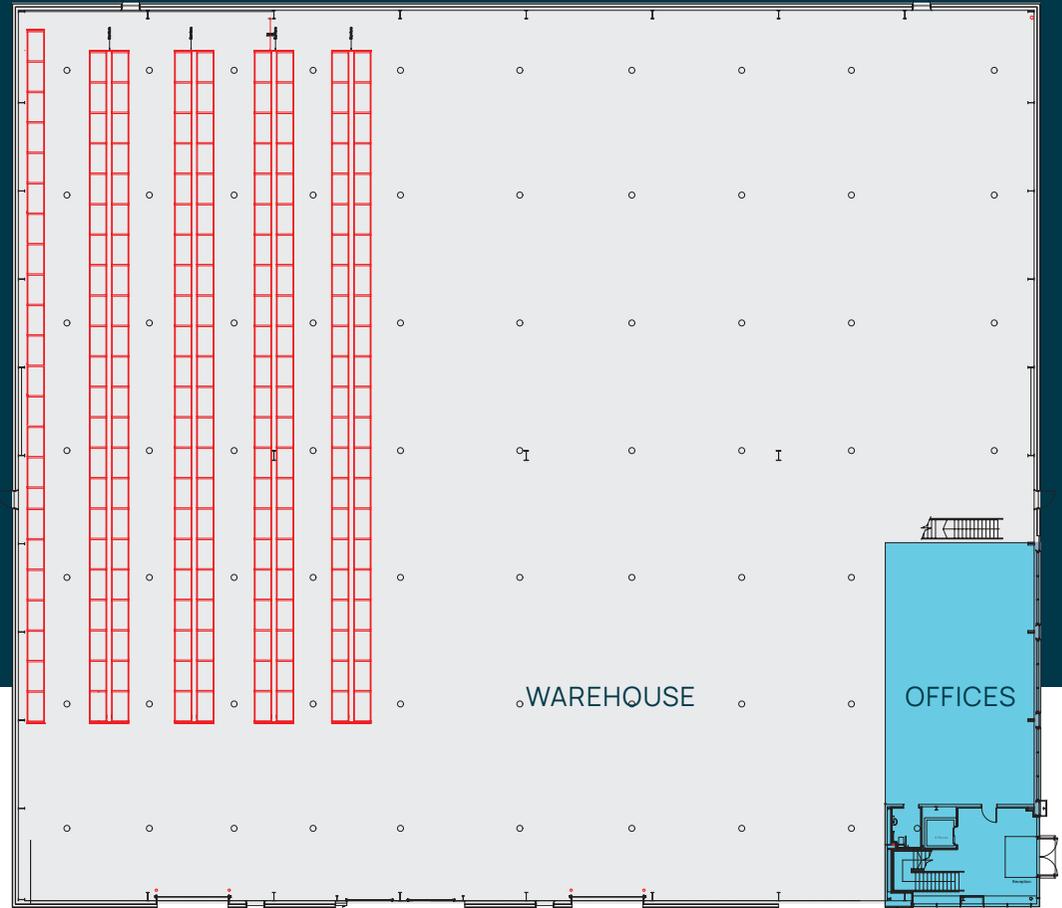




GROUND FLOOR



FIRST FLOOR



Racking layout as per 2025.



UNIT 5

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FURTHER INFORMATION

Services

All mains services are available or are connected to the property.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

The property has an EPC Rating of 'A 16'.

Business Rates

Rateable Value £275,000, Rates Payable £118,250, Currently subject to an appeal.

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.

Tenure

The premises are available by way of an assignment of a 10 year lease from 11th November 2025 at a rental of £463,308.75. The lease is on full repairing and insuring terms subject to a Schedule of Condition. Rent Review at the 5th year and Tenant break at the 5th year. Rent Review to be the greater of open market rental value or CPI capped and collared at 4% and 2% per annum.

Consideration will be given to a sublease of the premises for a period up to the break clause.

Legal Costs

Each Party will meet their own legal and professional costs.

VIEWING

Strictly by prior arrangement with the joint agent:

Bill Wareing FRICS

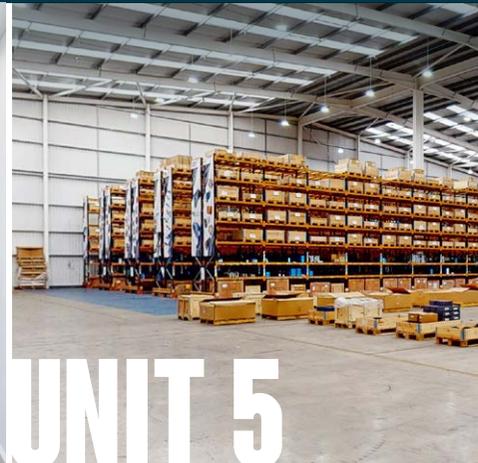
01926 430700 • 07715 001018
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Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. March 2026.

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