



# INDURENT

MEON VALE BUSINESS PARK

CV37 8QR  
///RATIONED.THROATS.LOGIC

TO LET

UNIT 23, BAY 3: 12,500 SQ FT (1,161 SQ M)

Available Now.



24/7 Security.



Flexible Lease Terms.

Warehousing that Works.

# Changing spaces in Meon Vale.

Unit 23, Bay 3, is a versatile industrial warehouse located within Meon Vale Business Park, a thriving logistics hub spanning 900,000 sq ft. With planning consent for storage and distribution (Use Class B8) and an EPC rating of C, this unit is ready to suit varied industrial needs.

## An ideal location.

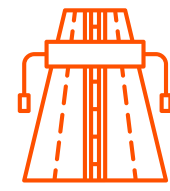
Meon Vale Business Park is situated on the M40 corridor, allowing units to benefit from a central location that provides key transport routes to the M42, M5 and M50.

The business park forms part of a larger 479 acre mixed-use scheme which is home to a £5m leisure centre, community centre, retail, 1,050 residential properties and more than 35 acres of woodland.

Nearby occupiers on the park include: Ford, Reddipak Ltd, Unipart and GXO Logistics.



# You're well-connected.



## MAJOR ROADS

M40 J15	12 miles
M42 J3A	23 miles
M5 J7	27 miles



## CITIES/MAJOR TOWNS

Stratford-upon-Avon	7 miles
Evesham	14 miles
Birmingham	44 miles
Bristol	68 miles
London	96 miles
Southampton	121 miles



## AIRPORTS

Birmingham	33 miles
Bristol	80 miles
Luton	88 miles
Heathrow	93 miles

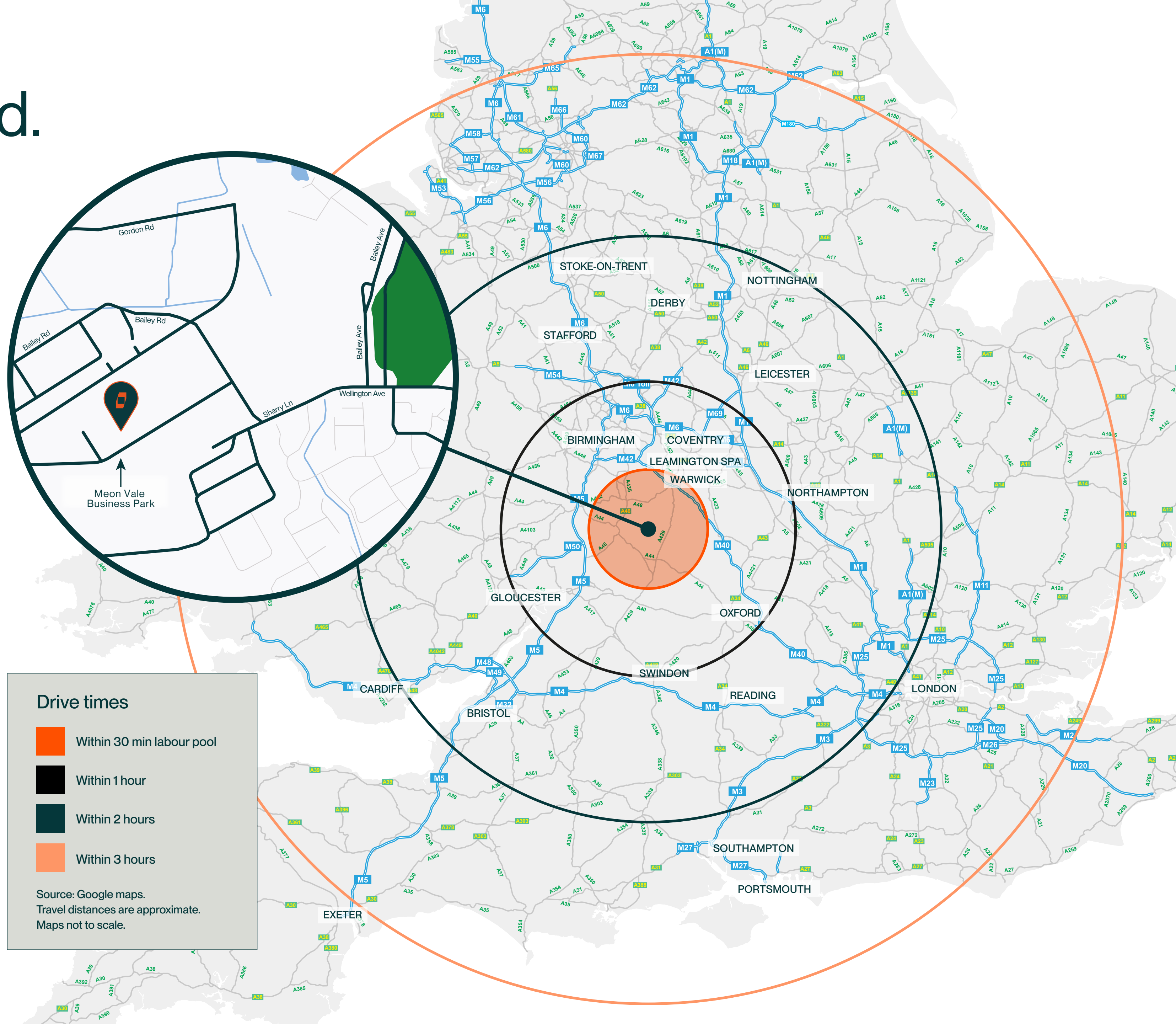


## RAIL FREIGHT TERMINALS

Swindon Keypoint	49 miles
Port of Bristol	70 miles
Port of Newport	82 miles



Warehousing that Works.



**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

# Schedule of accommodation.

UNIT 23 BAY 3	
TOTAL	12,500 SQ FT (1,161 SQ M)
LEVEL ACCESS LOADING DOORS	2
YARD DEPTH	10M
EPC	C
CAR PARKING SPACES	5
EAVES HEIGHT	5.75M

All floor areas are approximate gross internal areas.



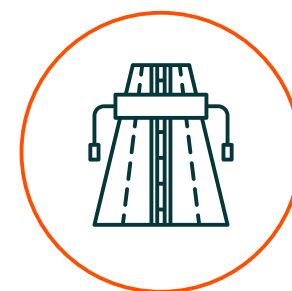
2 Level access loading



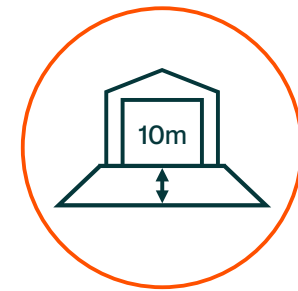
24/7 security



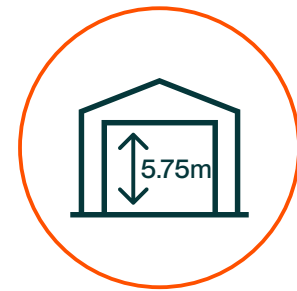
Car parking available



M40 (J15)  
12 miles



10m yard depth



5.75m eaves height



EPC C rating

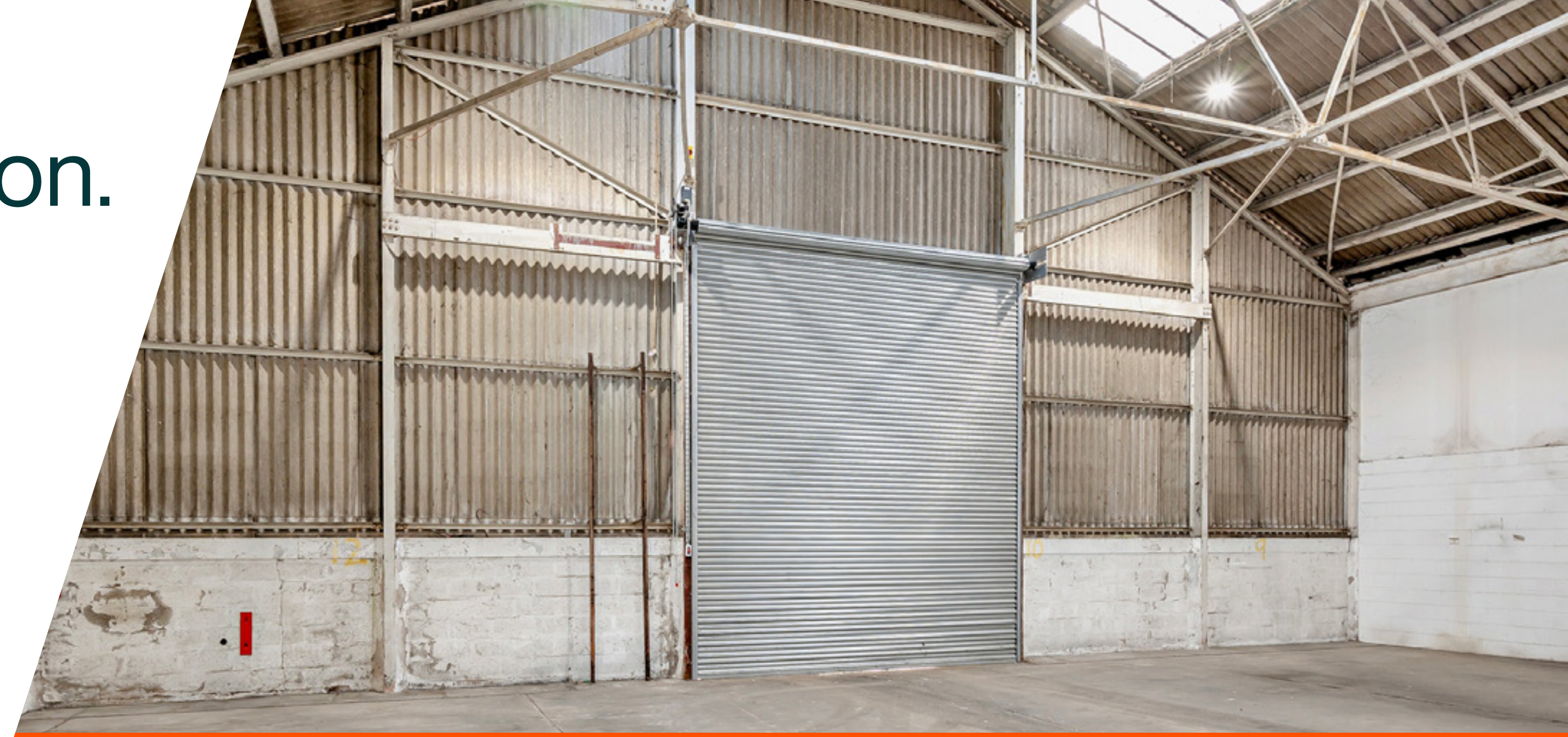
EPC C



Single point of access to the estate



Warehousing that Works.



# Development layout.





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