



# SPA PARK

HARRISON WAY | LEAMINGTON SPA | CV31 3HJ

## INDUSTRIAL/WAREHOUSE UNIT

To Let

30,673 sq ft (2,849 sq m)



5.5% PV array/33 kWp



2 level access loading doors



Secure gated yard



LED lighting to warehouse



8.10m eaves height



42 on site car parking spaces  
(6 EV charging spaces)

**FULLY REFURBISHED  
AVAILABLE Q1 2026**



The building is fully refurbished and will be available Q1 2026:

-  2 Level access loading doors
-  42 car parking spaces
-  8.10m eaves
-  Two storey offices
-  5.5% PV array/33 kWp
-  6 EV charging spaces
-  LED lighting to warehouse
-  Air source heat pumps
-  Secure gated yard

**ACCOMMODATION**

	SQ FT	SQ M
Warehouse	28,017	2,603
Ground Floor Offices	1,134	105
First Floor Offices	1,522	141
<b>Total</b>	<b>30,673</b>	<b>2,849</b>

**TENURE**

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

**TERMS**

Rental upon application.

**RATEABLE VALUE**

Rateable value £255,000 (2025/6)  
Rates payable £141,525 (2025).

**VAT**

VAT may be chargeable on the transaction.

**EPC**

Target A on completion of the refurbishment.

**LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

**SERVICES**

The premises benefit from main services.

**PLANNING**

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

**ANTI MONEY LAUNDERING**

The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.

WARWICK

← To J14/15 M40  
3.5 miles

Leamington Spa  
Town Centre 1 mile →

A452

A452

HEATHCOTE LANE

QUEENSWAY

JUNO DRIVE

TACHBROOK RD

TACHBROOK ROAD

HARRISON WAY

wanzl

JLR

NMS UK

MILLS CNC

hofer  
powertrain

MILLS CNC

MILLS CNC

TATA

LEAMINGTON SHOPPING PARK

cewe

BLADON

Martin

ANTOIN

Parker

gm  
general motors

OPUS  
INTERNATIONAL ENERGY

SHIFTEC

Leeson  
Polyurethanes

amcor

PLASGRAN  
THE RECYCLING SPECIALIST

IRON MOUNTAIN

BRVISSIMO

Fullers  
FULFILMENT

AGA RANGEMASTER

BSI MERCHANT

Buffells  
LOOK AND BECOME TO THE TOP

shrine  
Foods

Wickes

HELIOS  
TECHNOLOGIES

PUREGYM

UNIT ONE

SPA PARK

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Sat Nav: CV31 3HJ

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AIRPORTS	MILES	CITIES	MILES
Coventry	9	Coventry	13
Birmingham	25	Birmingham	30
East Midlands	50	Oxford	50
Luton	71	London	95
Heathrow	84		

Source: Google

**Viewing**

To view or for further information please contact:

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