

AVAILABLE Q2 2026
FOLLOWING REFURBISHMENT

EDGEHILL DRIVE

WARWICK, CV34 6QZ



31,775 SQ FT

MODERN INDUSTRIAL/WAREHOUSE PREMISES TO LET

Warwick is a key strategic town situated in the centre of the UK.

The property is situated on the popular Tournament Fields Business Park, a prime industrial and distribution location. Access to Junction 15 of the M40, and the connection with the A46, is immediately to the south, providing direct connectivity to the region's motorway network.

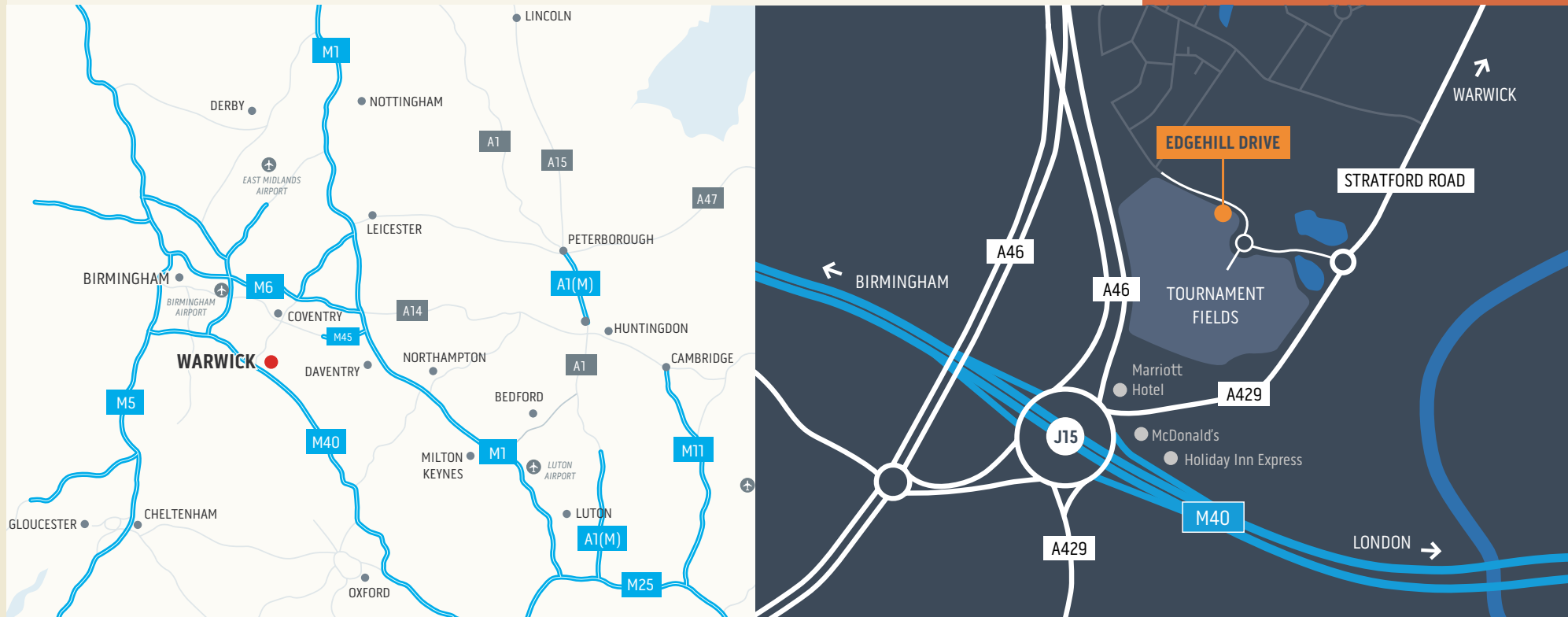
Tournament Fields is located 1.5 miles south of Warwick town centre and within easy walking distance of the local amenities along Stratford Road. Local occupiers include Geberit, Hansgrohe, Scholastic, GFA UK, and Sodick.

POSTCODE: CV34 6QZ

DRIVE TIMES

Destination	Miles	Mins
M40 Junction 15	0.5	1
M42 Junction 3A	11	15
M6 Junction 2	17	29
Coventry	13	24
Banbury	20	29
Rugby	22	38
Birmingham	25	58
London	95	120

Source: Google Maps



SURROUNDED BY LEADING OCCUPIERS 1 MINUTE FROM THE M40

SITUATION



SPECIFICATION



2 level access doors



8.5m eaves



Self-contained site



High quality office accommodation over two floors



Power 200 KVA



35m deep yard

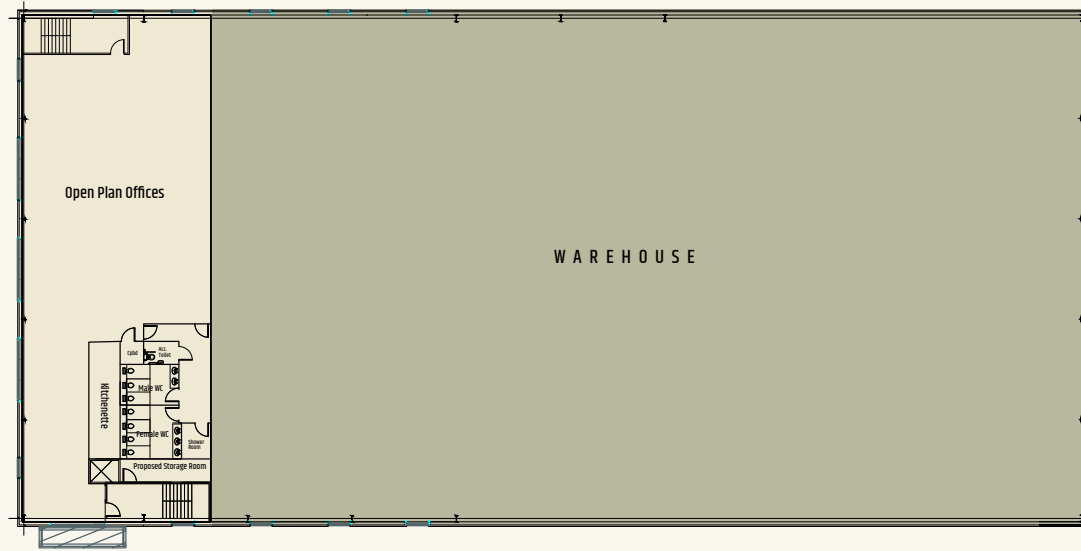


Extensive car parking



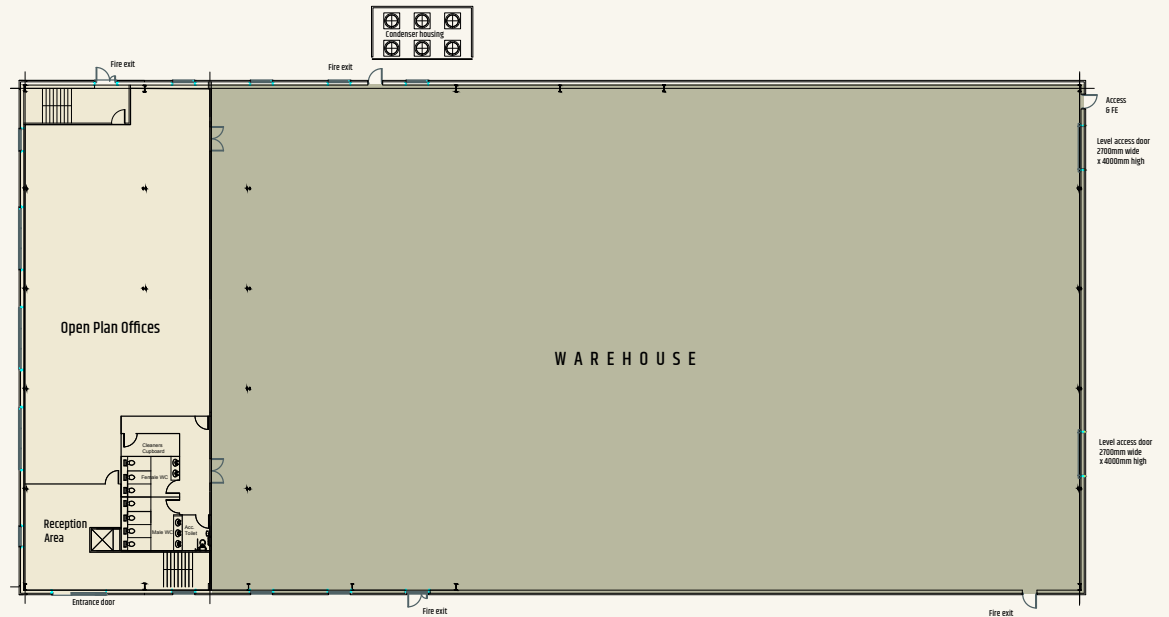
Solar PV panels

PROPOSED PLAN POST REFURBISHMENT



FIRST FLOOR

Description	Sq M	Sq Ft
Warehouse	2,077	22,358
Ground Floor Offices	435	4,685.86
First Floor Offices	440	4,731.38
TOTAL GIA	2,952	31,775



GROUND FLOOR



REFURBISHMENT

The building will be refurbished. Full details available upon request.

EPC

Targeting EPC A (post refurbishment).

SERVICES

We understand mains water, gas and electricity are connected to the building. Occupiers are advised to make their own enquiries in this regard.

TERMS

The property is available for a term of years to be agreed. Rent on Application.

RATEABLE VALUE

£235,000 - Occupiers should satisfy themselves with the local authority.

SERVICE CHARGE

There is a nominal service charge for the property. Further information available upon request.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

ANTI MONEY LAUNDERING

Where required, prospective tenants will be required to provide anti money laundering information.

For further information or to arrange a viewing please contact the sole agents.



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On the instructions of:



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