



AXIOM 224

FULLY REFURBISHED  
PRIME MIDLANDS  
DISTRIBUTION WAREHOUSE

223,936 SQ FT (20,804 SQ M)

AVAILABLE Q2 2025 - TO LET



▲ 3.2 MVA  
Power Supply

▲ Solar Installed

▲ Target BREEM  
Very Good

# 223,936 SQ FT (20,804 SQ M)

## PRIME MIDLANDS DISTRIBUTION WAREHOUSE

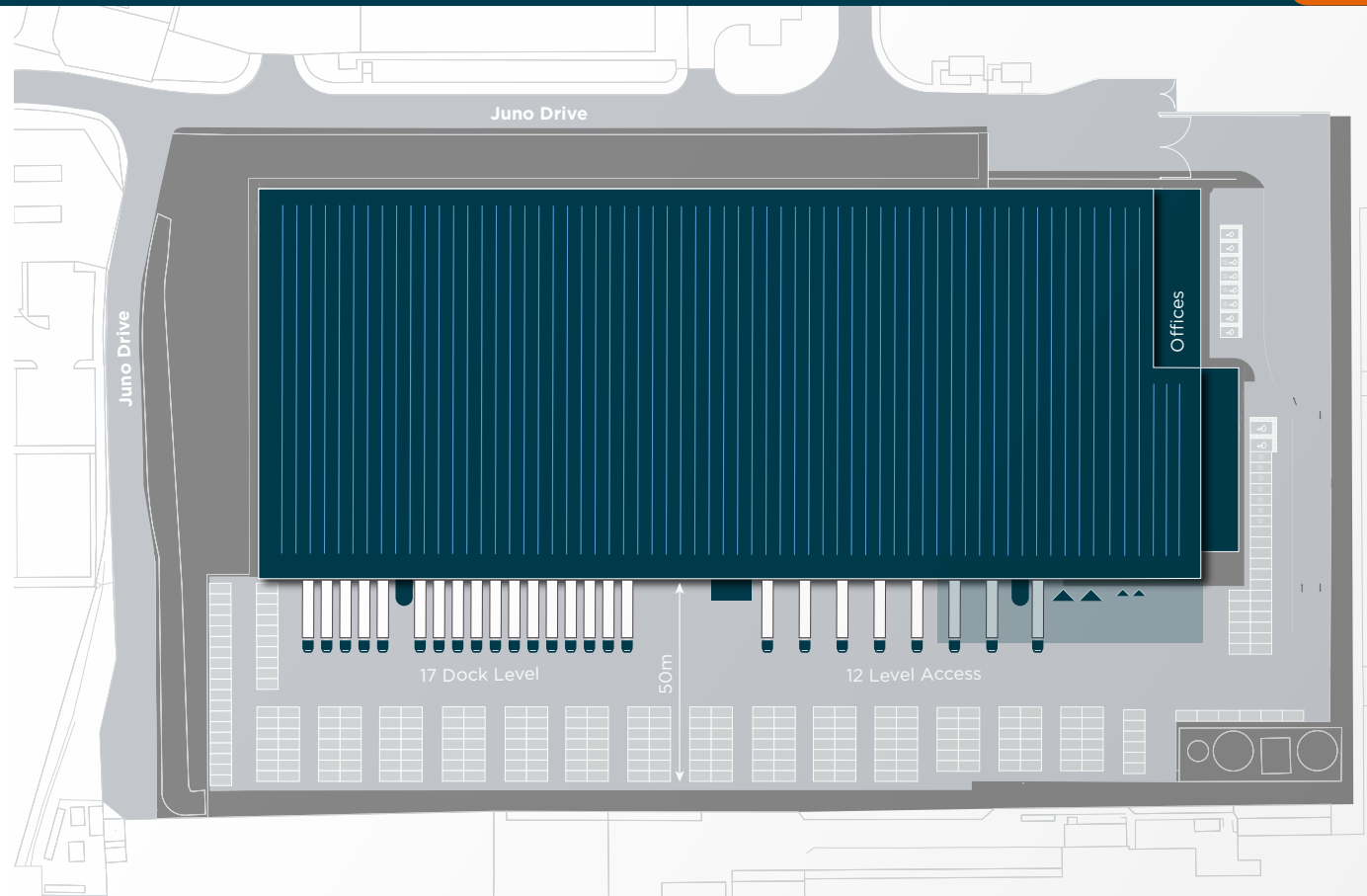


### ACCOMMODATION

Warehouse	20,056 sq m	215,885 sq ft
Ground Floor Offices	377 sq m	4,061 sq ft
First Floor Offices	371 sq m	3,990 sq ft
<b>Total (GIA)</b>	<b>20,804 sq m</b>	<b>223,936 sq ft</b>

### SPECIFICATION

Clear Eaves Height	15m
Floor Loading	50kn / sqm
Power Supply	3.2MVA
Dock Level Doors	17
Level Access Doors	12
Concrete Surface Yard Depth	50m
HGV Parking Spaces	50
Car Parking Spaces	203



### SUSTAINABILITY



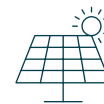
Installation of EV chargers



LED Lighting



Smoke & Air Ventilation System



Additional 208KwP from Solar



EPC A



Target BREEAM Very Good

# STRATEGICALLY LOCATED IN THE HEART OF THE EAST MIDLANDS



## ROAD

## DISTANCE

M40 J13	3 miles
M45	12 miles
M6 J2	15 miles
M42 J3	20 miles
M1 J16	29 miles



## PORT

## DISTANCE

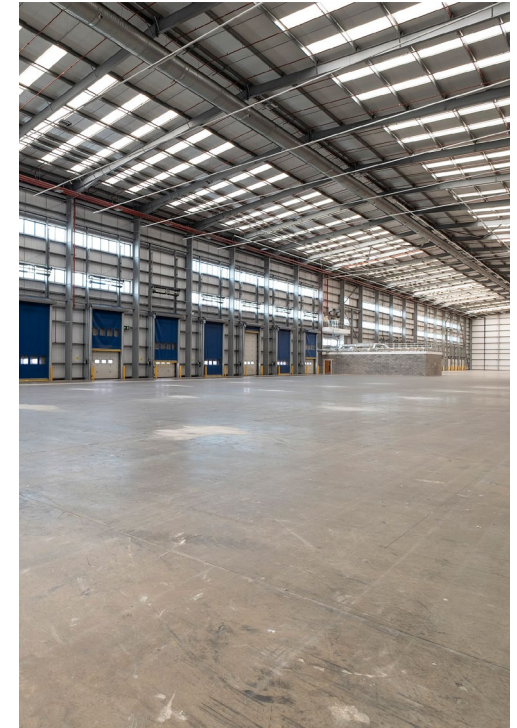
Avonmouth	104 miles
London Gateway	136 miles
Liverpool	132 miles
Grimsby	133 miles
Felixstowe	153 miles



## AIRPORT

## DISTANCE

Coventry	9 miles
Birmingham International	26 miles
East Midlands	51 miles
Luton	70 miles
Heathrow	84 miles



# NUMBERS DON'T COME ANY GREATER



## DEMOGRAPHICS

In Leamington Spa, 69% of residents of working age are economically active.



A regional hub for world class research manufacturing and engineering facilities.

Skilled labour employed at the high end of the automotive, digital and aerospace industries.



Located at the heart of the country's major road arteries, 20 mins from Birmingham International Airport.

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



90% of the UK's population is accessible within a 5 hour drive time.

11% of the local labour force are employed in manufacturing.



The area is home to 16 of the top 20 global first tier automotive suppliers.

## LOCAL OCCUPIERS

Marshalls



AGA



BRAVISSIMO

SCREWFIX

VOLVO

YODEL



Wickes



smith&nephew



# A KEY LOCATION FOR LOGISTICS



Strategically located in the heart of the East Midlands. AXIOM 224 is located in the heart of the Golden Triangle, 90% of the UK's population is accessible within a 5 hour drive time.

The development is situated in a key location for logistics serving the Midlands region, with much of the local area occupied by a number of national and international businesses due to the excellent transport links and amenities available.

## DTRE

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