



**TRITAX  
BIG BOX**  
AXIOM 224

FULLY REFURBISHED  
PRIME MIDLANDS  
DISTRIBUTION WAREHOUSE  
223,936 SQ FT (20,804 SQ M)  
AVAILABLE NOW - TO LET

- 
- ▲ 3.2 MVA  
Power Supply
  - ▲ Solar Installed
  - ▲ BREEAM  
Very Good

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

## PRIME MIDLANDS DISTRIBUTION WAREHOUSE

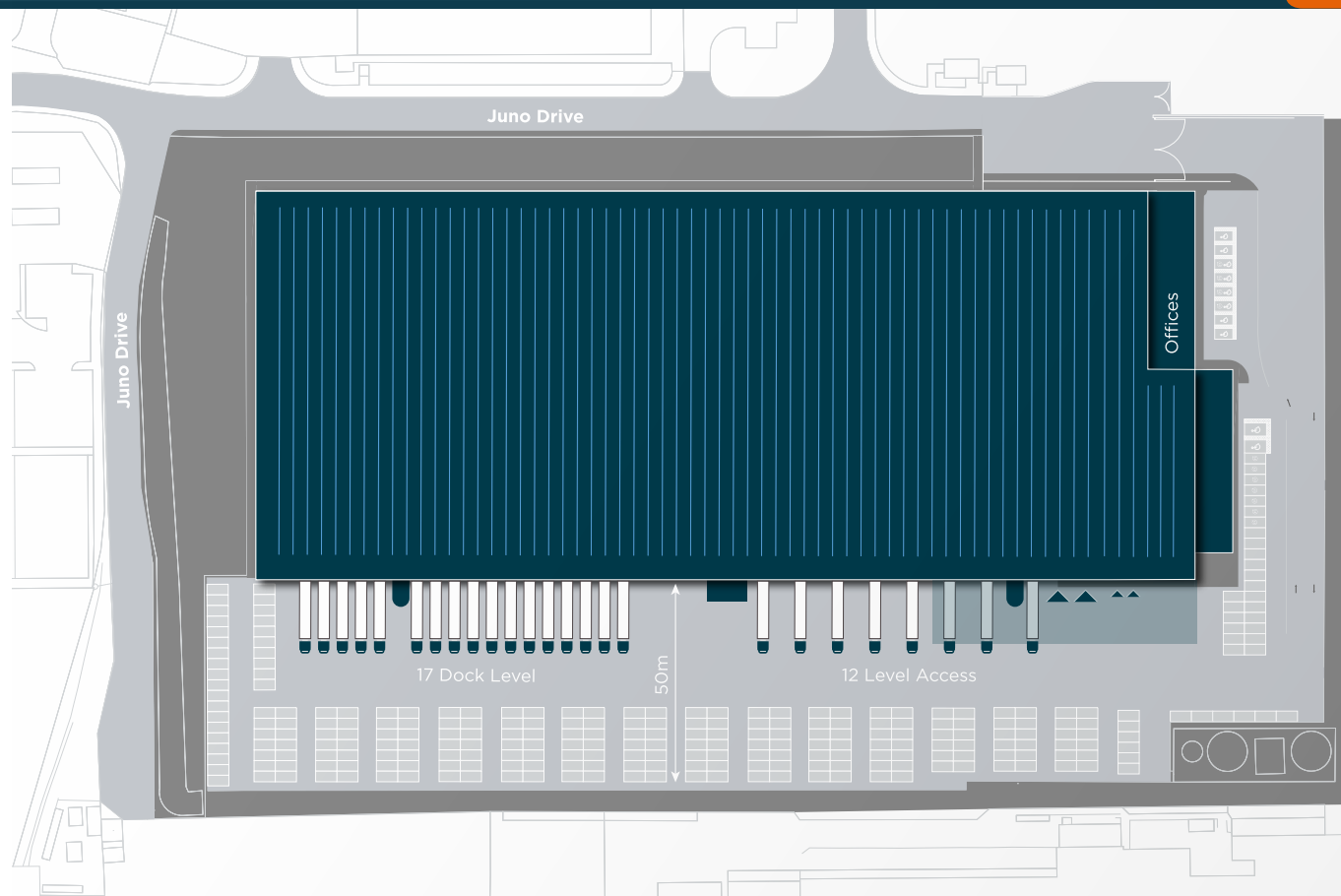


### ACCOMMODATION

|                      |                    |                      |
|----------------------|--------------------|----------------------|
| 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/m <sup>2</sup> |
| 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



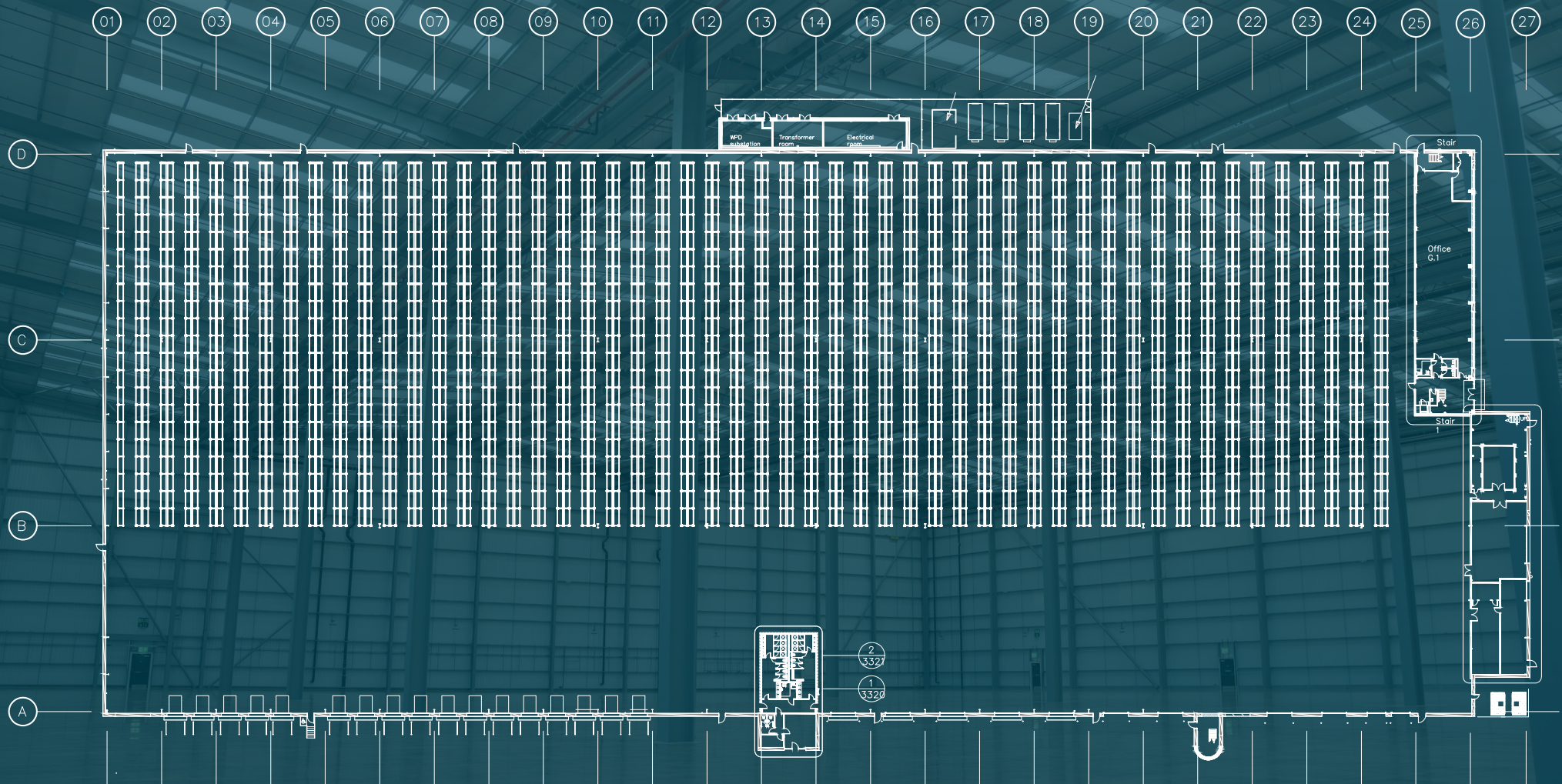
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BREEAM  
Very Good

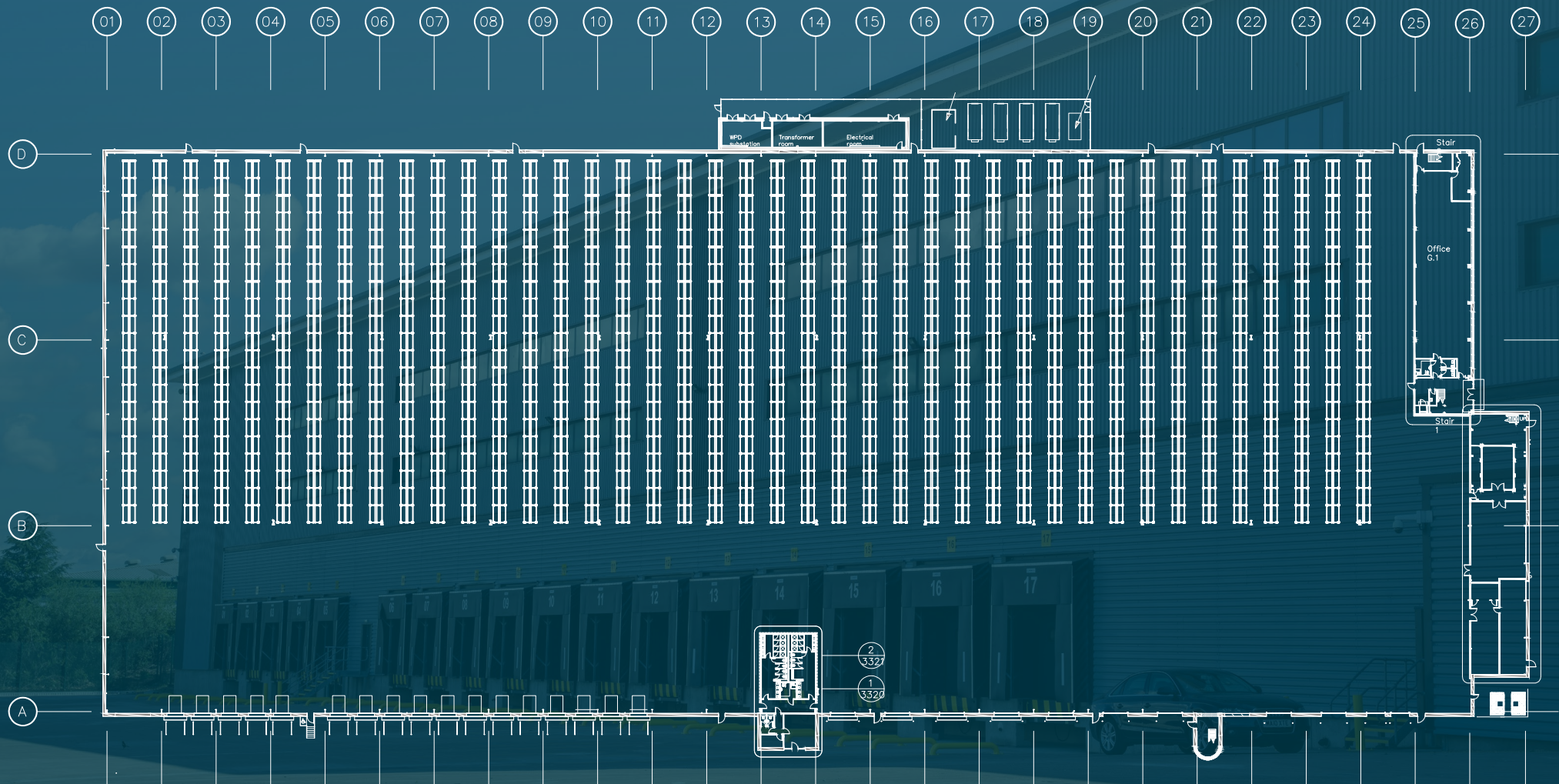
# NARROW PALLET RACKING PLAN

## TOTAL - 34,432 PALLET LOCATION

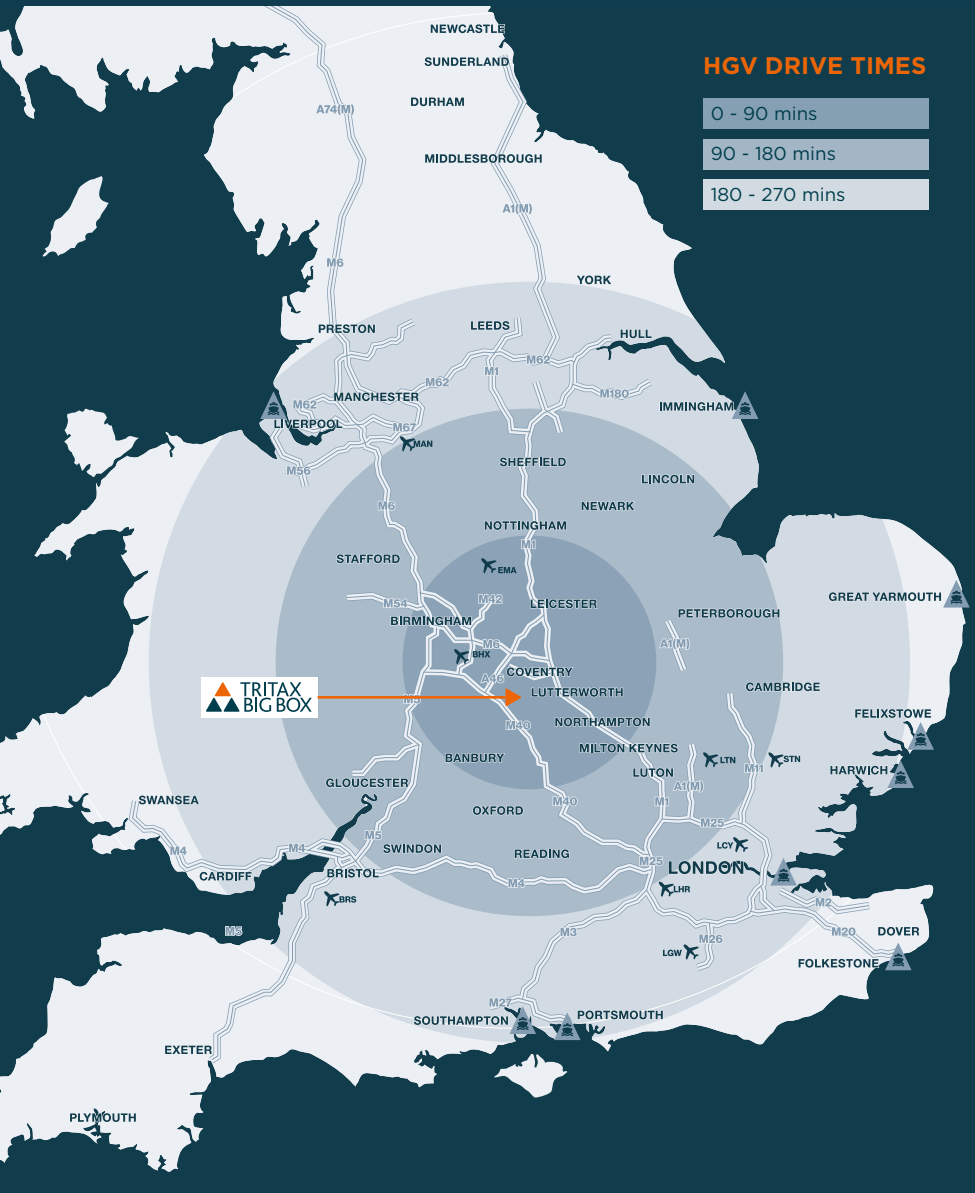


# WIDE PALLET RACKING PLAN

## TOTAL - 27,376 PALLET LOCATION



# STRATEGICALLY LOCATED IN THE HEART OF THE WEST 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 |
| Liverpool      | 132 miles |
| Grimsby        | 133 miles |
| London Gateway | 136 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%



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

GRUPO  
ANTOLIN

AGA



BRÁVISSIMO

SCREW-FIX

VOLVO

YODEL



Wickes



smith&nephew



# AXIOM 224 GALLERY





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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