



TRITAX BIG BOX

AXIOM 224

UNDER REFURBISHMENT
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 BREEAM
Very Good

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PRIME MIDLANDS DISTRIBUTION WAREHOUSE

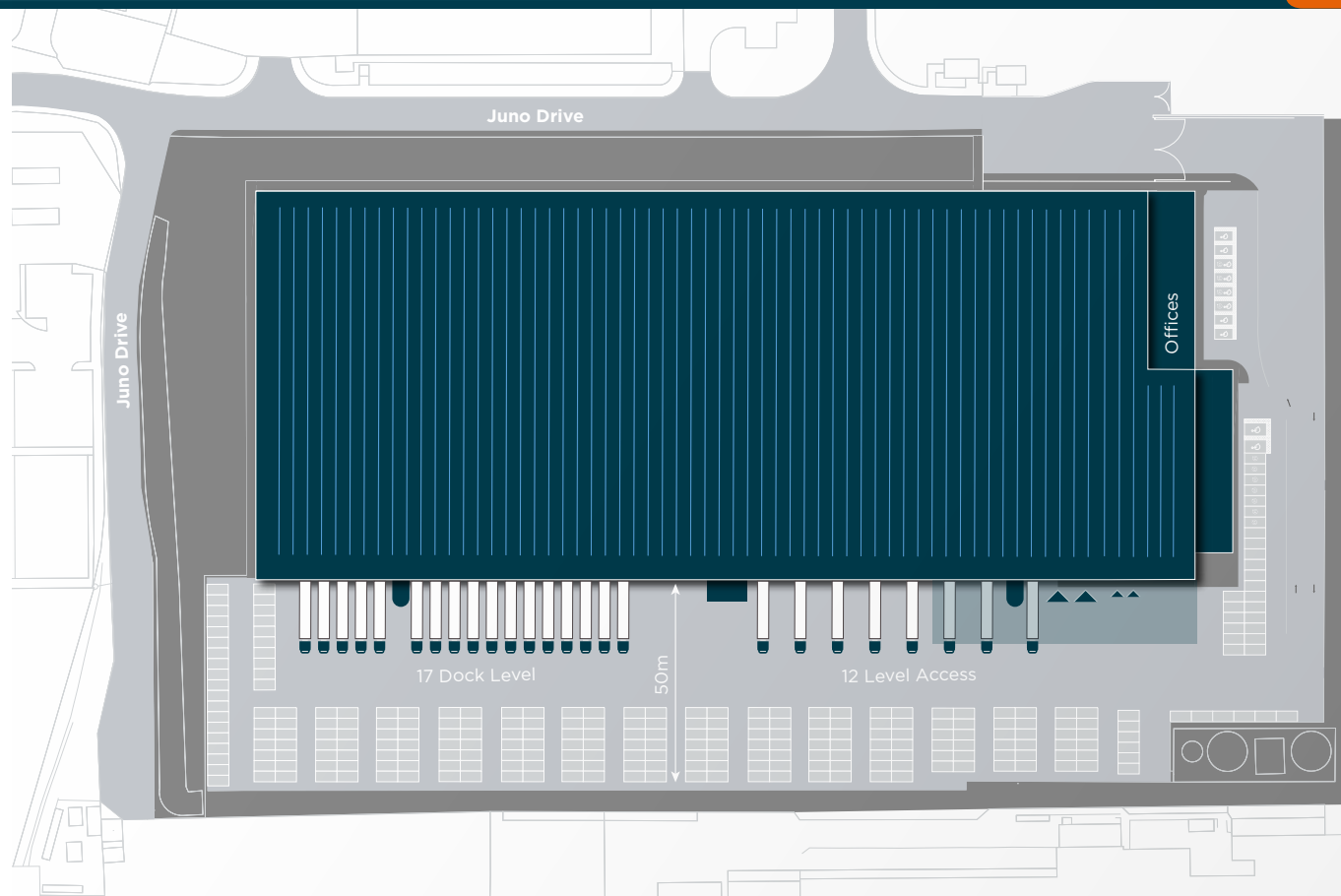


ACCOMMODATION

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
Total (GIA)	20,804 sq m	223,936 sq ft

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 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

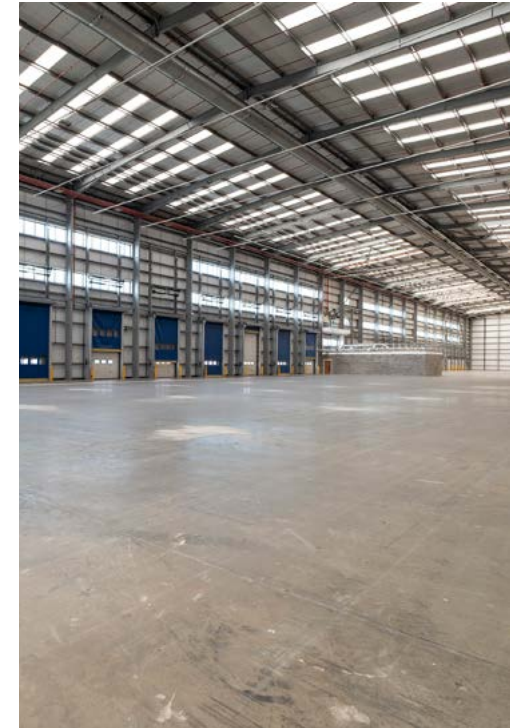
Avonmouth	104 miles
London Gateway	136 miles
Liverpool	132 miles
Grimsby	133 miles
Felixstowe	153 miles



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



BRÁVISSIMO

SCREWFIX

VOLVO

YODEL



Wickes



smith&nephew



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.

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