



AXIOM 224 JUNO DRIVE, LEAMINGTON SPA,
WARWICKSHIRE, CV31 3RG

FULLY REFURBISHED
PRIME MIDLANDS
DISTRIBUTION WAREHOUSE

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

AVAILABLE NOW - TO LET

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



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

PRIME MIDLANDS DISTRIBUTION WAREHOUSE

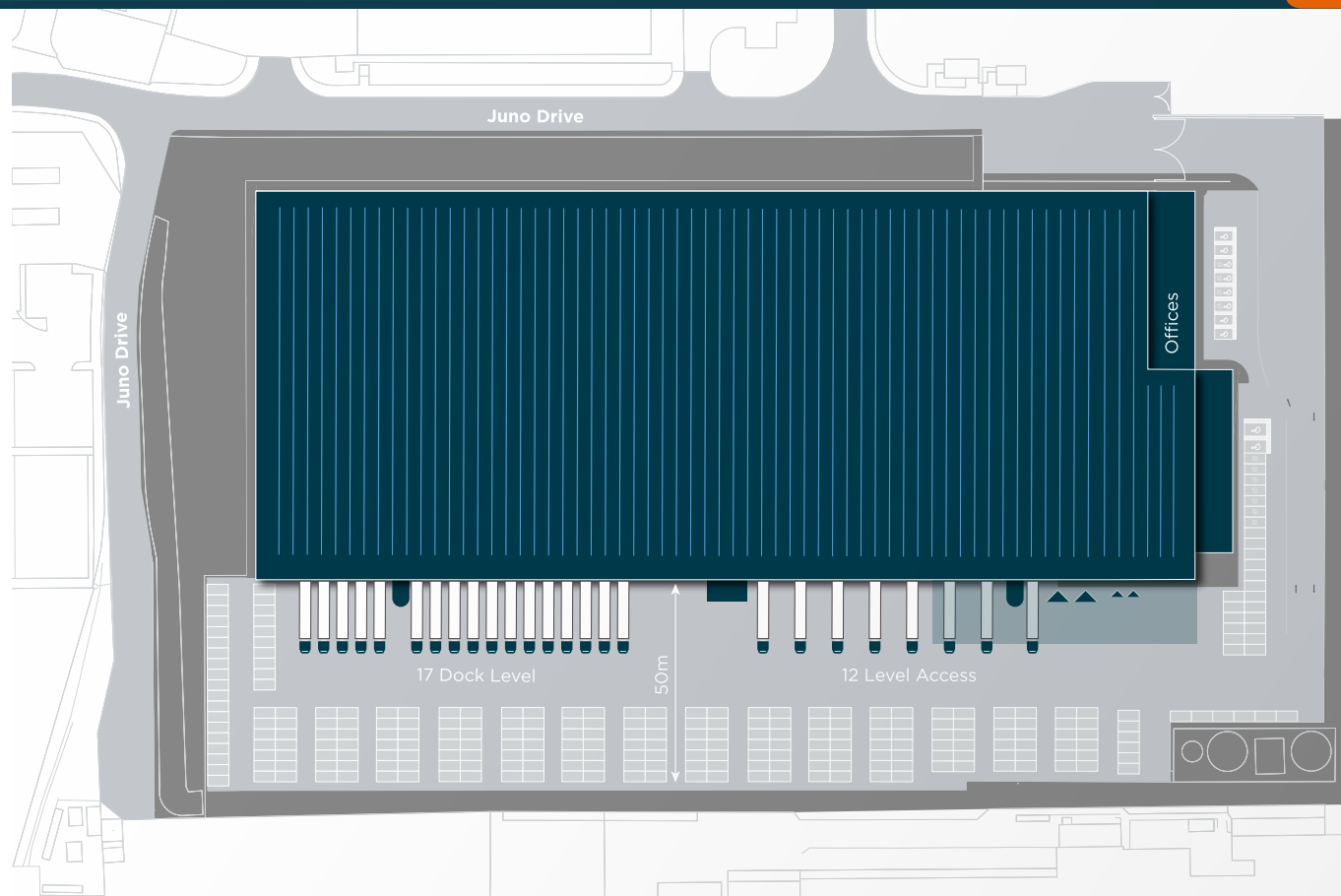


ACCOMMODATION

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

SPECIFICATION

Clear Eaves Height	15m
Floor Loading	50kN/m ²
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



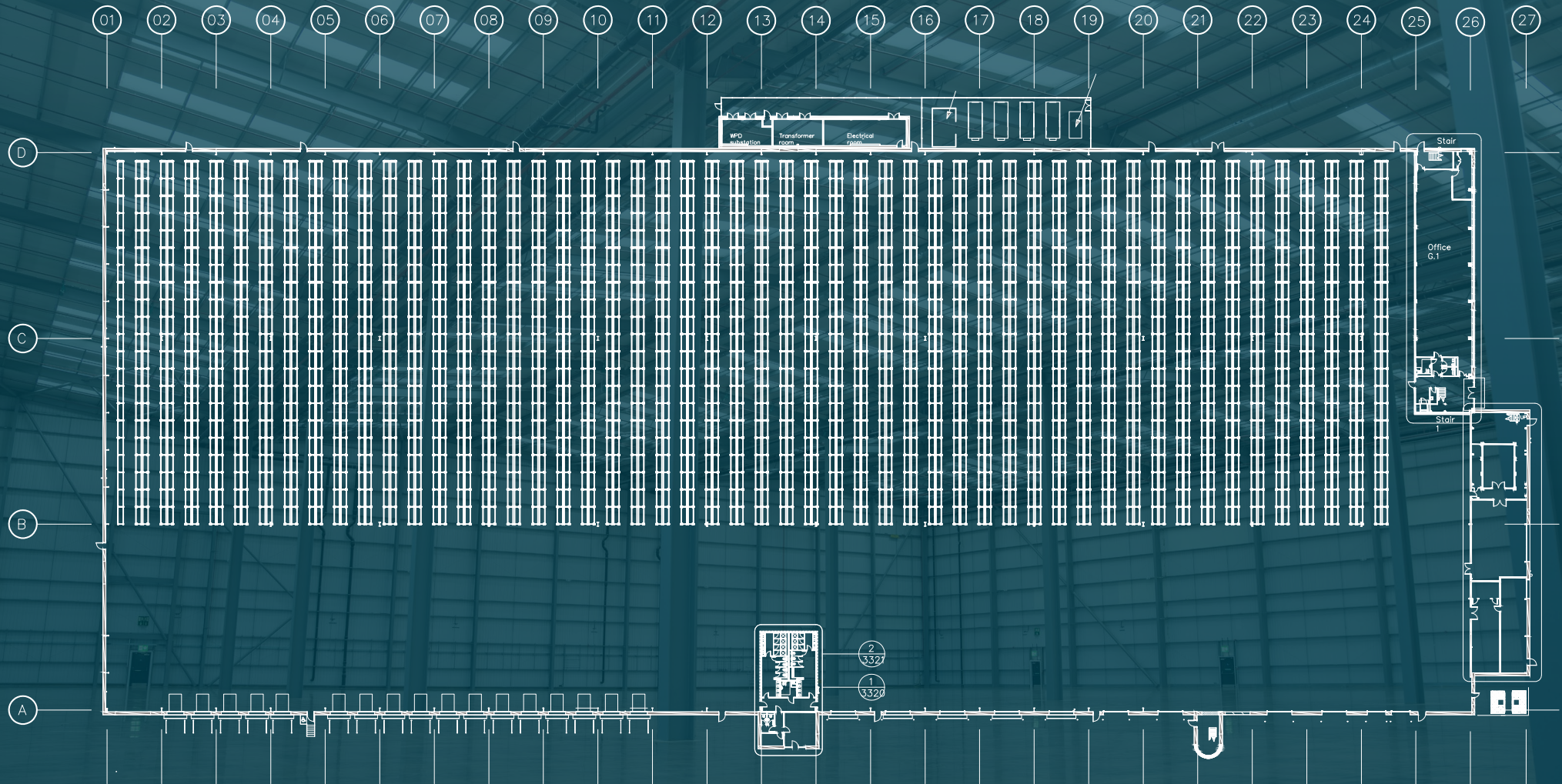
BREEAM Very Good



Sprinkler System Installed

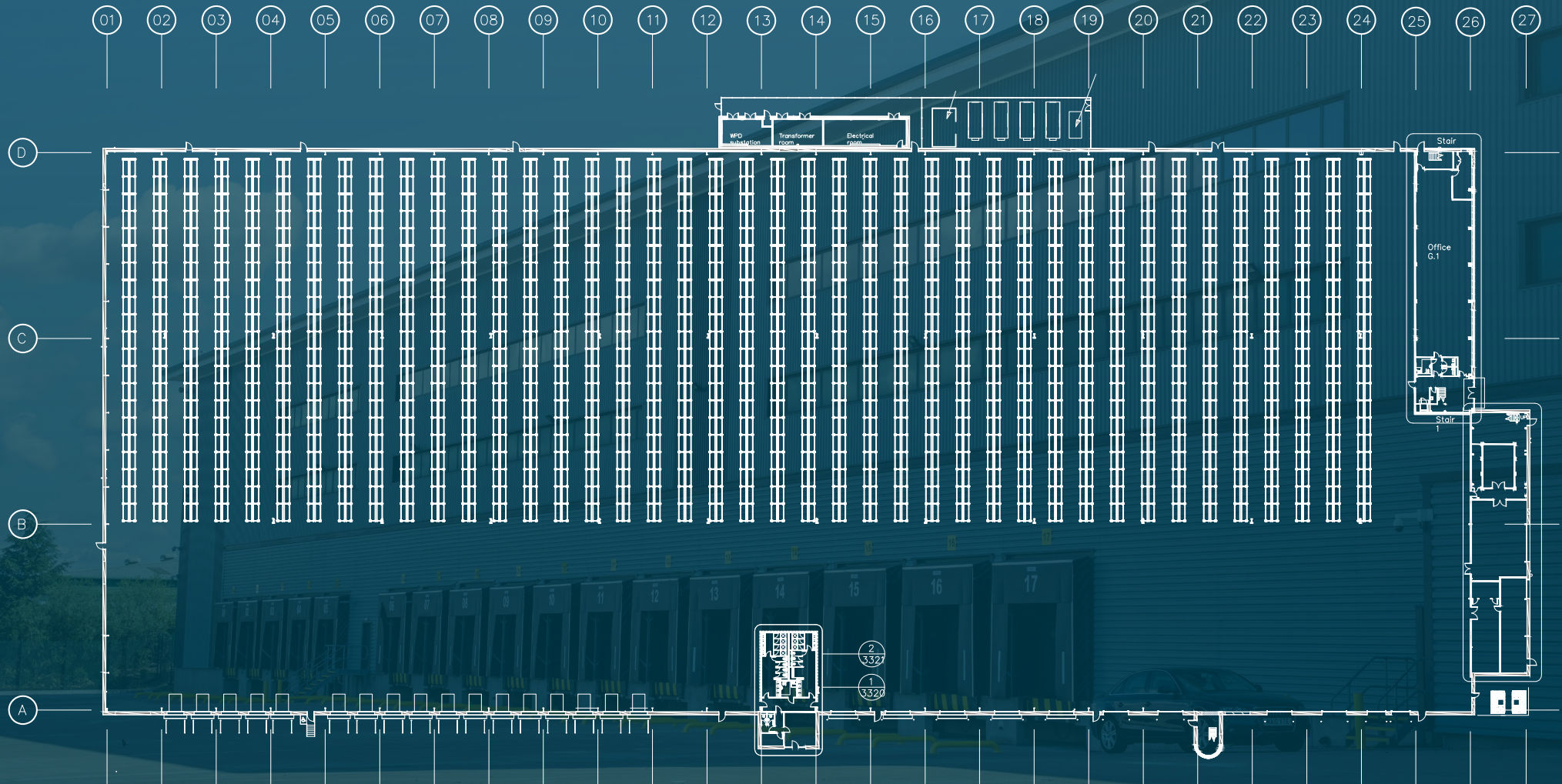
NARROW PALLET RACKING PLAN

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



AGA



BRAVISSIMO

SCREWFIX

VOLVO

YODEL



Wickes



smith&nephew



AXIOM 224 GALLERY



A KEY LOCATION FOR LOGISTICS



Strategically located in the heart of the West 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

Jamie Durrant
+44 7341 661 962
jamie.durrant@dtre.com

Richard Harman
+44 7776 200 143
richard.harman@dtre.com



Charles D'Auncey
+44 7747 897 866
charles.dauncey@harrislamb.com

Neil Slade
+44 7766 470 384
neil.slade@harrislamb.com



Thomas Bromwich
+44 7718 037 150
tom.bromwich@bromwichhardy.com

Mark Booth
+44 7497 150 632
mark.booth@bromwichhardy.com

TRITAX BIG BOX AXIOM 224

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through DTRE and Harris Lamb. August 2025. **Designed & Produced by CORMACK - cormackadvertising.com**

