

BARBERRY MIDBOX 92

92,246 SQ FT

SPECULATIVE MANUFACTURING / DISTRIBUTION UNIT

TO LET / FOR SALE - STARTING ON SITE Q1 2025

BARBERRY MIDBOX 92

UNIT 1, EDGEHILL DRIVE, TOURNAMENT FIELDS

WARWICK, M40 J15, CV34 6LG

UP TO 1.5MVA POWER



IMMEDIATE ACCESS



A46
WARWICK BYPASS

SCHOLASTIC

NHS

semcon

Sodick

MANX HEALTHCARE

GEBERIT

hansgrohe

BARBERRY MIDBOX 92

A429

DELTA HOTELS
MARRIOTT



3P
innovation

GALLAGHER



SQUAB
STORAGE

DC Express Limited
Heart of England
Distribution Services Limited

COVENTRY
19 MINS

M40 J15
2 MINS

BIRMINGHAM
39 MINS

M42
20 MINS

M25
60 MINS

PREMIER DISTRIBUTION

Barberry Midbox 92, a new 92,246 sq ft manufacturing / distribution unit, is prominently positioned on the Tournament Fields Business Park at J15 M40. The steel frame is designed to accommodate loading for up to 100% PV cover on roof.


AREA	SQ FT	SQ M
Ground Floor Warehouse	78,254	7,270
First Floor Offices	6,996	650
Second Floor Storage	6,996	650
TOTAL	92,246	8,570



Enhanced Thermal Cladding (From Zero Degrees Upwards)




34 Week Build Programme



EPC A+ Rating



30 Bicycle Spaces



Target BREEAM Outstanding




103 Car Park Spaces



Staff Outdoor Amenities Space




40m Yard Depth



E(G) / B2 / B8 Planning Consented



12.5m Clear Internal Eaves Height



PV Fitted to the Roof




Outdoor Gym Equipment



Up to 1.5MVA Power Available




4 EV Charging Points (Ducting for a Further 60)



6 Dock Level Loading Doors



2 Level Access Loading Doors



First Floor Office Space



Secure Site



[View Narrow Racking Option](#)

[View Wide Racking Option](#)



SETTING STANDARDS

Barberry are using the latest environmentally friendly construction technology to reduce both dependency on fossil fuels and CO2 emissions. The unit development will benefit from:



Bat Boxes for
Pollination
& Pest Control



Outdoor
Gym
Equipment



PV Cells on Roof
Generating 42500
Kwh Per Annum



Rainwater
Harvesting



10%
Warehouse
Roof Lights



Hibernacula
Areas



Carbon Net
Zero in
Operation



Upgraded Roof
Structure to Support
100% PV Cells



Led Lighting
to the
Offices



Target
BREEAM
Outstanding



EPC A+
Rating

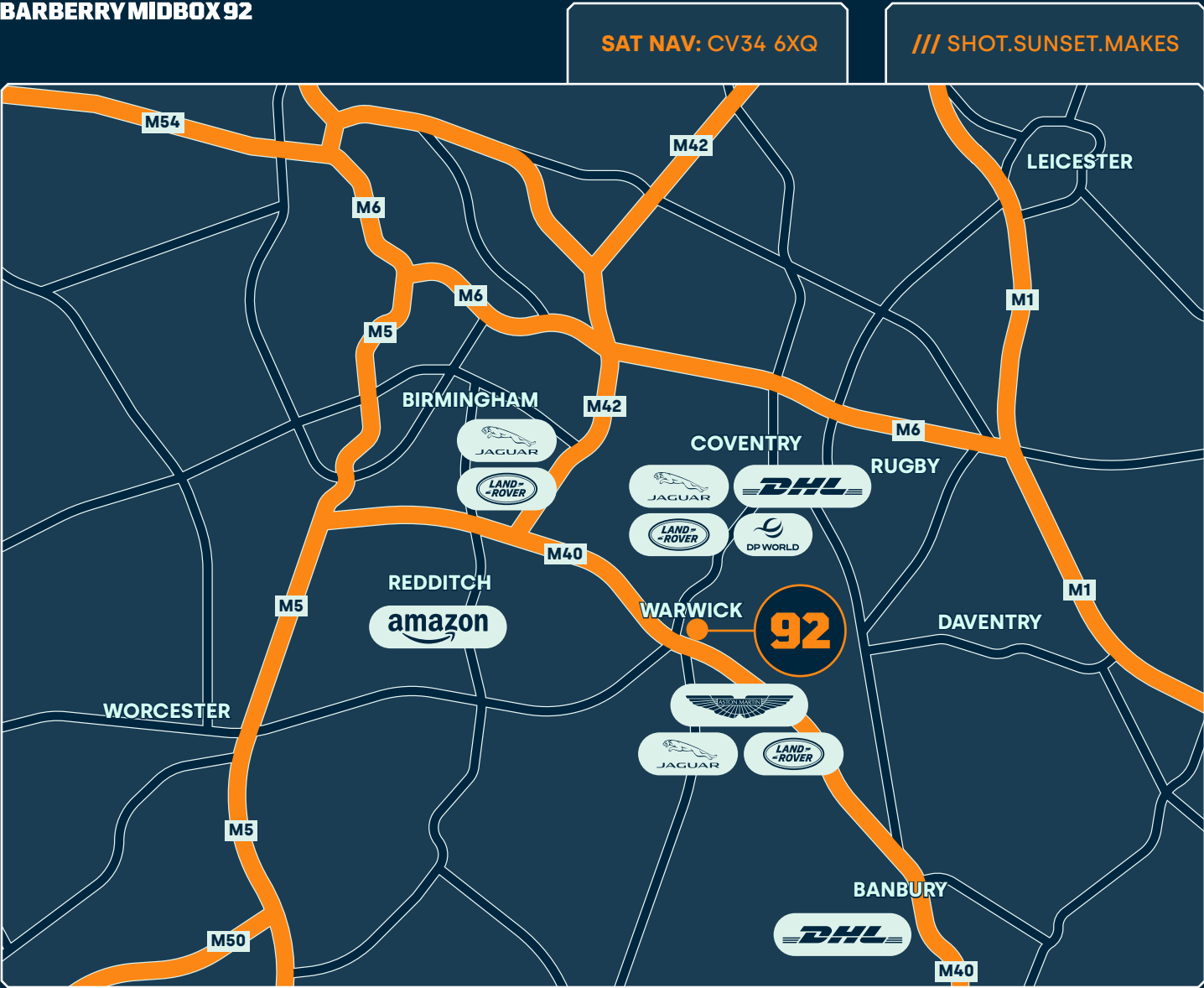


4 EV Charging Points
(Ducting for a
Further 60)



Bug Hotels
& Insect
Habitats





CREATED TO CONNECT

Offering excellent access to major transport routes across the Midlands and the wider UK.

Situated near the M40, it provides quick links to the M6, M42, and M1 motorways, facilitating efficient distribution to key commercial hubs like Birmingham, London, and Oxford.

Key rail connections, enable multimodal transport options that can enhance distribution flexibility and speed. This central position within the UK supply chain network reduces transit times and fuel costs, making it an ideal base for logistics operations focused on cost-effective and rapid delivery services.



31,059

Working Within
Manufacturing
& Production



4,839

Working Within
Transportation
& Storage



5,221

Working Within
Administration
& Office



10% of all UK
automotive jobs
are in Coventry &
Warwickshire



There are 16
universities
within an hour's
drive time.

100,000

Graduates within a
one hour drive-time

Source: Invest Coventry & Warwickshire

CITY	MILES	MINS	ROADS	MILES	MINS	RAIL / SEA / AIR	MILES	MINS
Warwick	1.8	5	M40 J15	0.1	2	Birmingham Airport	20.8	25
Coventry	13.9	19	M42 J3A	11.5	14	Hams Hall ≈	29	44
Banbury	21.5	27	M6 J2	17.9	23	Daventy (DIRFT) ≈	29.5	40
Birmingham	32.5	39	M45 J1	19.8	25	BIFT ≈	33	47
London	95.3	119	M1 J17	27.5	33	London Heathrow	86.6	80

DELIVERING OPPORTUNITY



TERMS

The property is available freehold or leasehold on terms to be agreed by joint sole agents Savills or Wareing & Co.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT is payable on any transaction at the prevailing rate.

savills

CHRISTIAN SMITH

+44 (0) 7808 784 789
christian.smith@savills.com

CHRIS HOBDAY

+44 (0) 7552 558 551
chris.hobday@savills.com



Wareing & Company

BILL WAREING

+44 (0) 7715 001 018
bill.wareing@wareingandcompany.co.uk

JON BLOOD

+44 (0) 7736 809 963
jonathan.blood@wareingandcompany.co.uk



ED COLE

+44 (0) 7872 677 751
ed.cole@incore.co.uk

RICHARD JAMES-MOORE

+44 (0) 7469 403 599
rjm@incore.co.uk

BARBERRY
Property Development and Investment

**ANOTHER DEVELOPMENT
BY BARBERRY:**

JONATHAN ROBINSON

+44 (0) 7779 786 393
jonr@barberry.co.uk

**FURTHER
INFORMATION**

Savills & Wareing & Co, their clients and any joint agents given notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **Designed & produced by cormackadvertising.com**