

BARBERRY MIDBOX 92

92,246 SQ FT
SPECULATIVE MANUFACTURING / DISTRIBUTION UNIT
TO LET / FOR SALE

PC DECEMBER 2025
AVAILABLE FOR EARLY ACCESS /
FITTING OUT OCTOBER 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

McDonald's

**3P
innovation**

GALLAGHER

GFA

**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



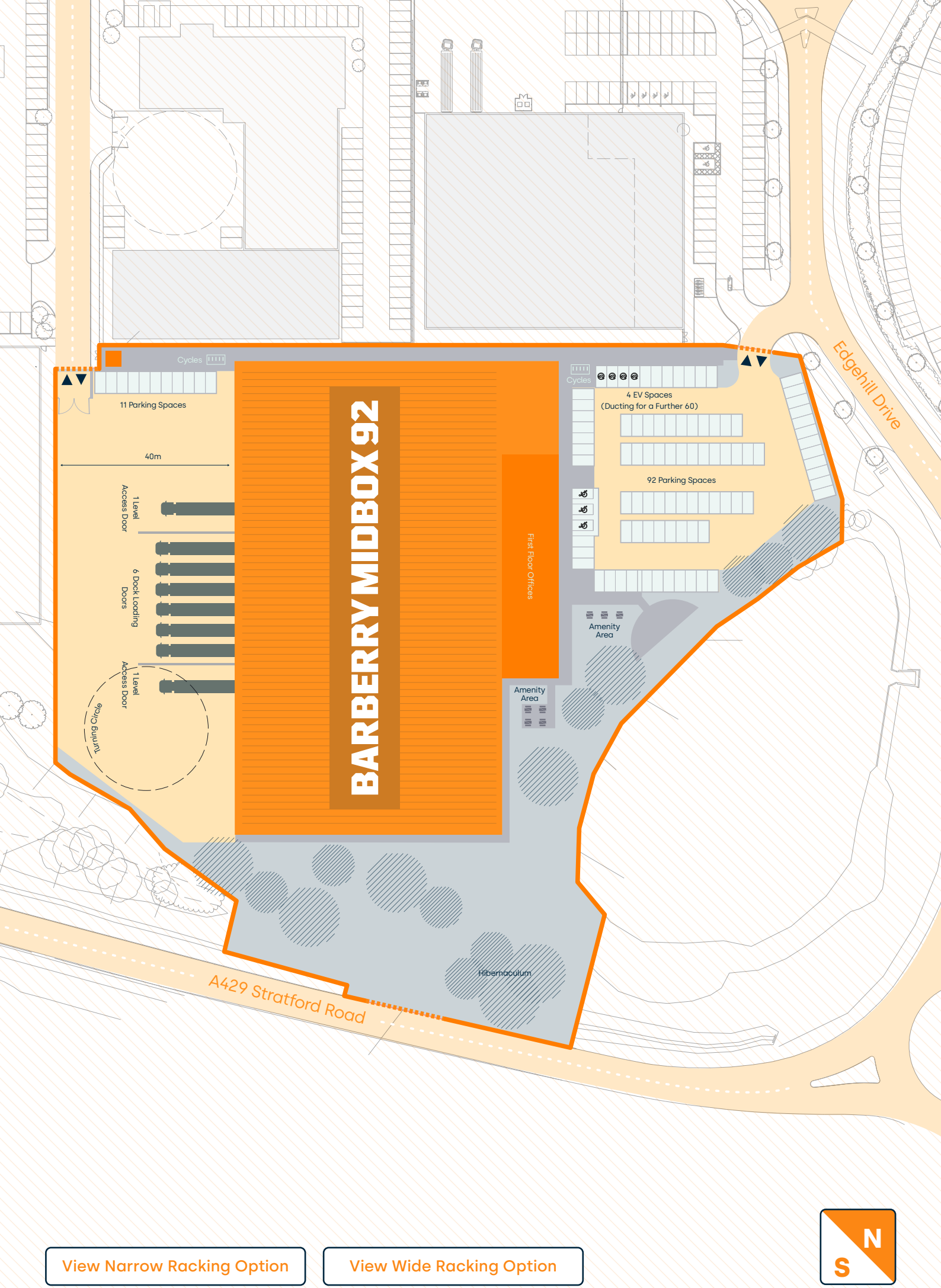
2 Level Access Loading Doors



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

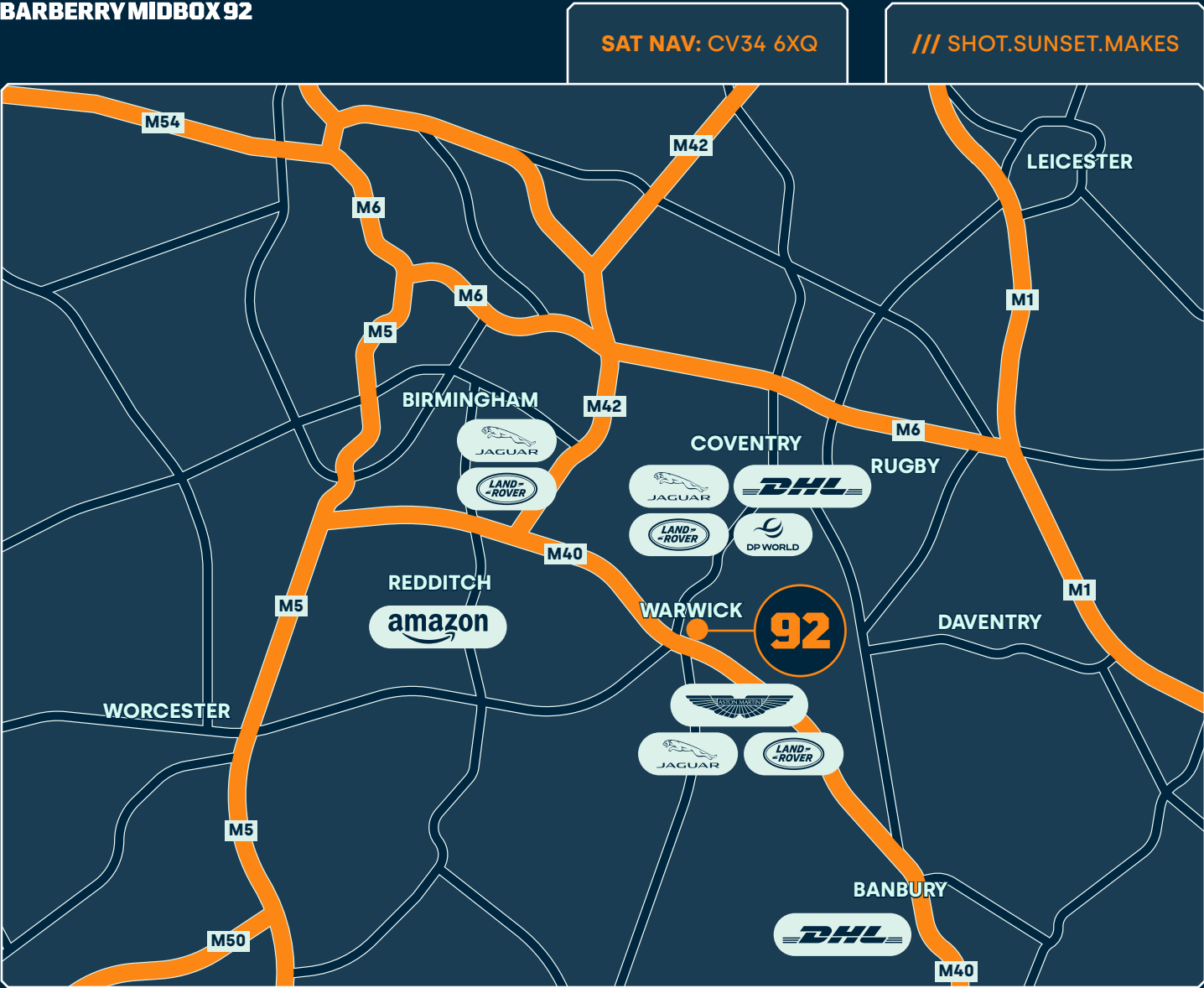


4 EV Charging Points
(Ducting for a
Further 60)



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

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BARBERRY
Property Development and Investment

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**FURTHER
INFORMATION**

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