

BARBERRY MIDBOX 92

92,525 SQ FT
SPECULATIVE MANUFACTURING / DISTRIBUTION UNIT
TO LET / FOR SALE
AVAILABLE NOW

BARBERRY MIDBOX 92

UNIT 1, EDGEHILL DRIVE, TOURNAMENT FIELDS
WARWICK, M40 J15, CV34 6LG

1.5MVA POWER



IMMEDIATE ACCESS



A46
WARWICK BYPASS

SCHOLASTIC

NHS

semcon

Sodick

**MANX
HEALTHCARE**

GEBERIT

GALLAGHER

**BARBERRY
MIDBOX 92**

A429

**DELTA
HOTELS
MARRIOTT**

McDonald's

**3P
innovation**

hansgrohe

**SQUAB
STORAGE**

**DC Express Limited
Heart of England
Distribution Services Limited**

GFA

COVENTRY
19 MINS

M40 J15
2 MINS

BIRMINGHAM
39 MINS

M42
20 MINS

M25
60 MINS

PREMIER DISTRIBUTION

Barberry Midbox 92, a new 92,525 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 | 78,453 | 7,288 |
| First Floor Offices | 7,067 | 657 |
| Deck Level | 7,005 | 651 |
| TOTAL | 92,525 | 8,596 |




Enhanced Thermal Cladding (From Zero Degrees Upwards)



34 Week Build Programme




EPC A+ Rating




30 Bicycle Spaces




Staff Outdoor Amenities Space




E(G) / B2 / B8 Planning Consented




PV Fitted to the Roof




Outdoor Gym Equipment



1.5MVA Power Available



6 Dock Level Loading Doors




2 Level Access Loading Doors




First Floor Office Space




Secure Site




BREEAM Outstanding



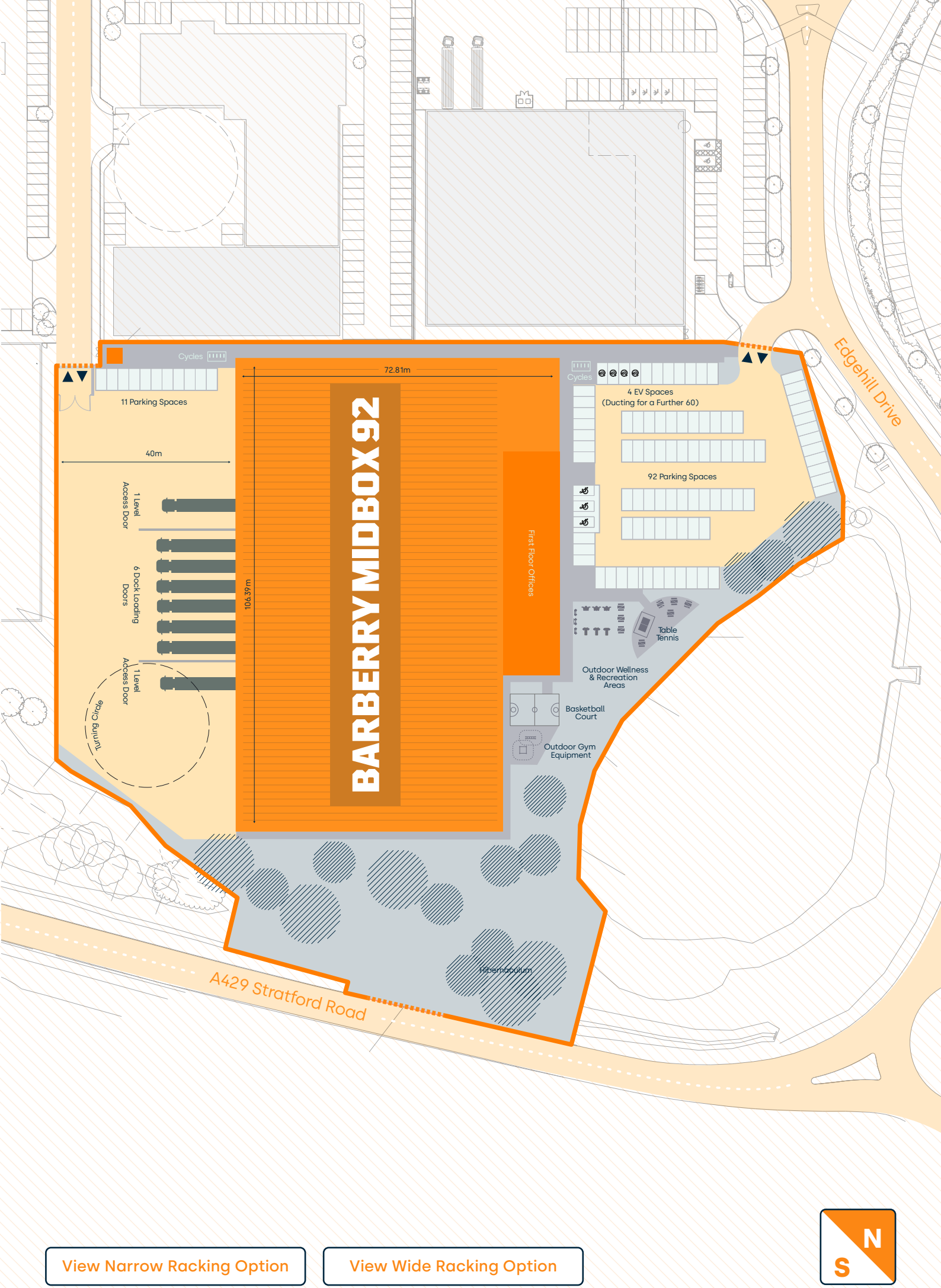
103 Car Park Spaces



40m Yard Depth



12.58m Clear Internal Eaves Height



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



Existing
Trees
Retained



PV Cells on Roof
Generating
42500 Kwh Per
Annum



Rainwater
Harvesting



10%
Warehouse
Roof Lights



Hibernacula
Areas



Carbon Net
Zero in
Operation



Enhanced Thermal
Cladding (From
Zero Degrees
Upwards)



Upgraded Roof
Structure to
Support 100%
PV Cells



LED
Lighting to the
Offices



BREEAM
Outstanding



EPC A+
Rating



4 EV Charging
Points (Ducting
for a Further 60)



Log Habitats
for Small
Mammals &
Invertebrates



Outdoor Wellness
& Recreation
Areas



Outdoor
Gym
Equipment



Dip
Bench



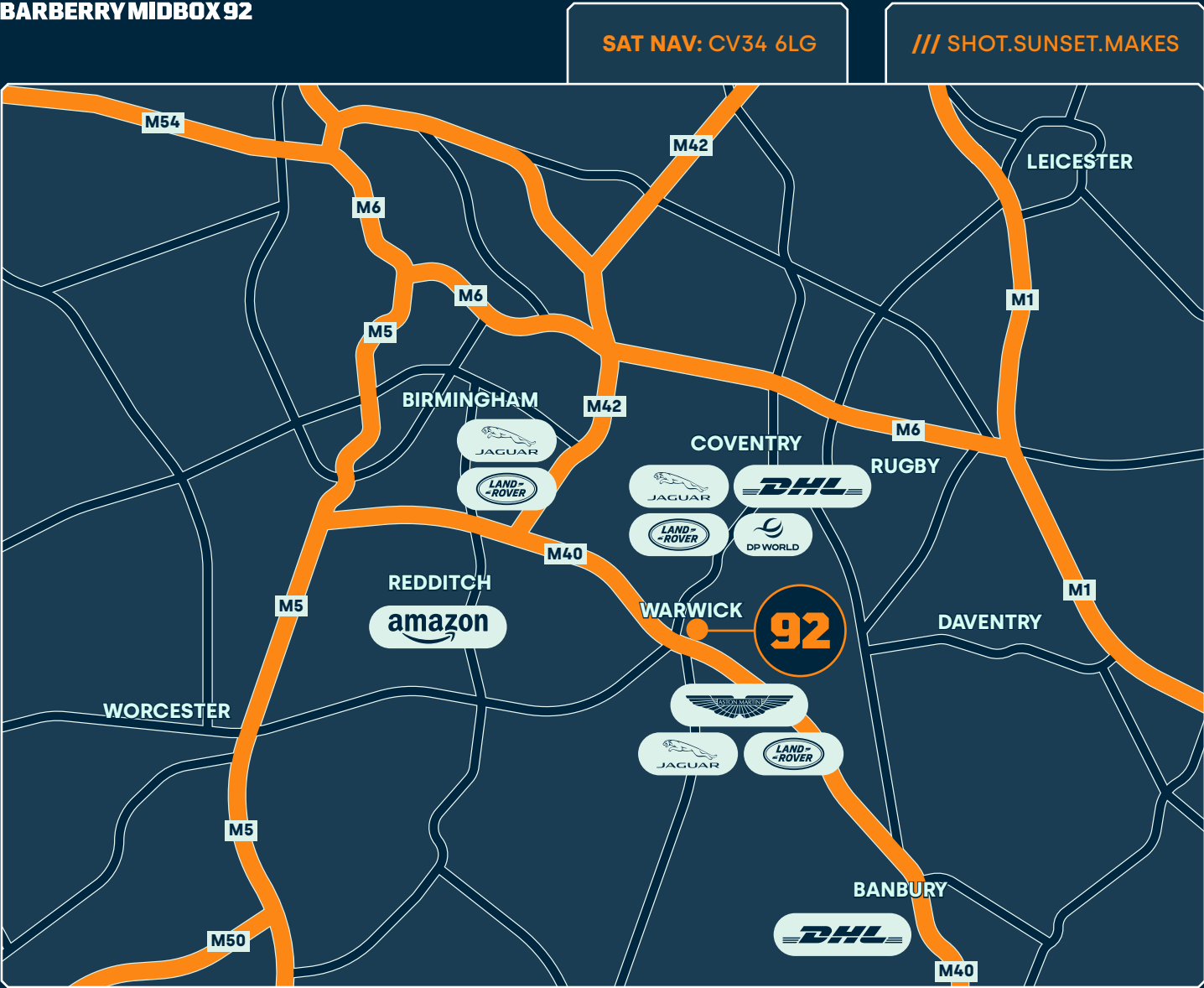
Square
Pull-up
Station



Outdoor
Table-Tennis
Table



Basketball
Hoop and
Tarmac Court



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 | Daventry (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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