

# BARBERRY MIDBOX 92

92,525 SQ FT

SPECULATIVE MANUFACTURING / DISTRIBUTION UNIT

**TO LET / FOR SALE**

**AVAILABLE NOW**

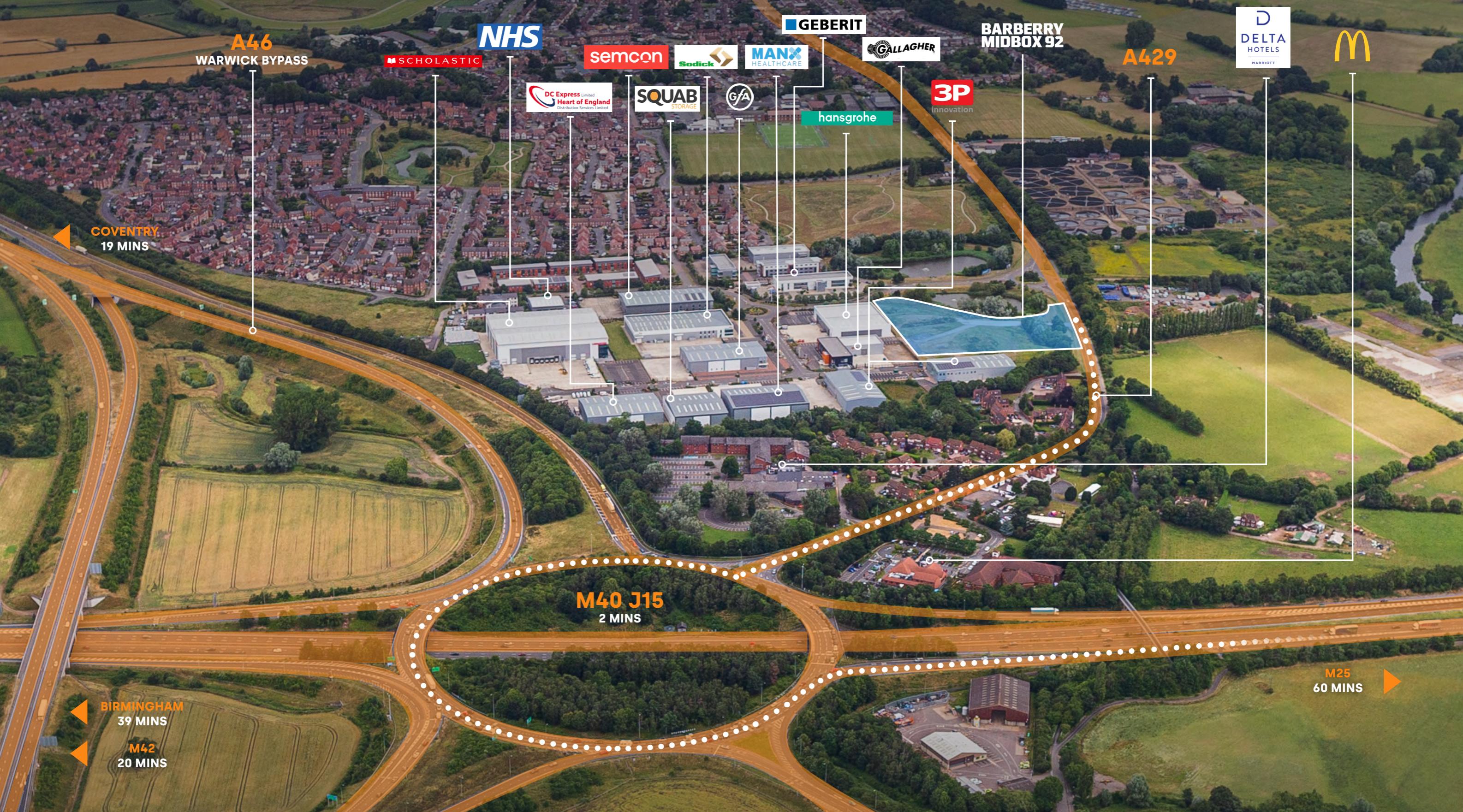
## **BARBERRY MIDBOX 92**

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

**1.5MVA POWER**



# IMMEDIATE ACCESS

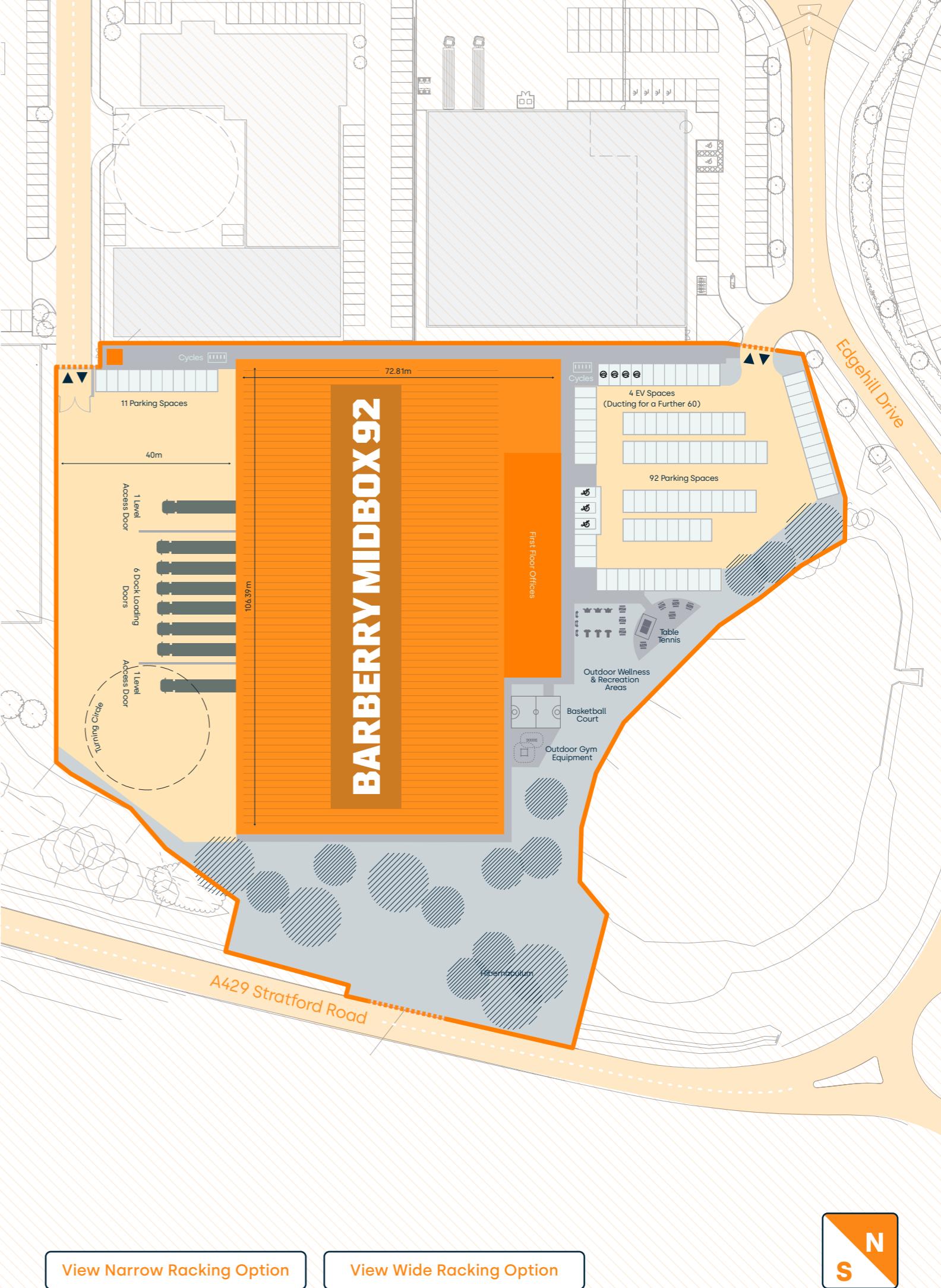


# NOTIFICATION DISTRIBUTOR PREMIER

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
<b>TOTAL</b>	<b>92,525</b>	<b>8,596</b>

-  Enhanced Thermal Cladding (From Zero Degrees Upwards)
-  EPC A+ Rating
-  BREEAM Outstanding
-  34 Week Build Programme
-  30 Bicycle Spaces
-  103 Car Park Spaces
-  Staff Outdoor Amenities Space
-  40m Yard Depth
-  E(G) / B2 / B8 Planning Consented
-  PV Fitted to the Roof
-  Outdoor Gym Equipment
-  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



# 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



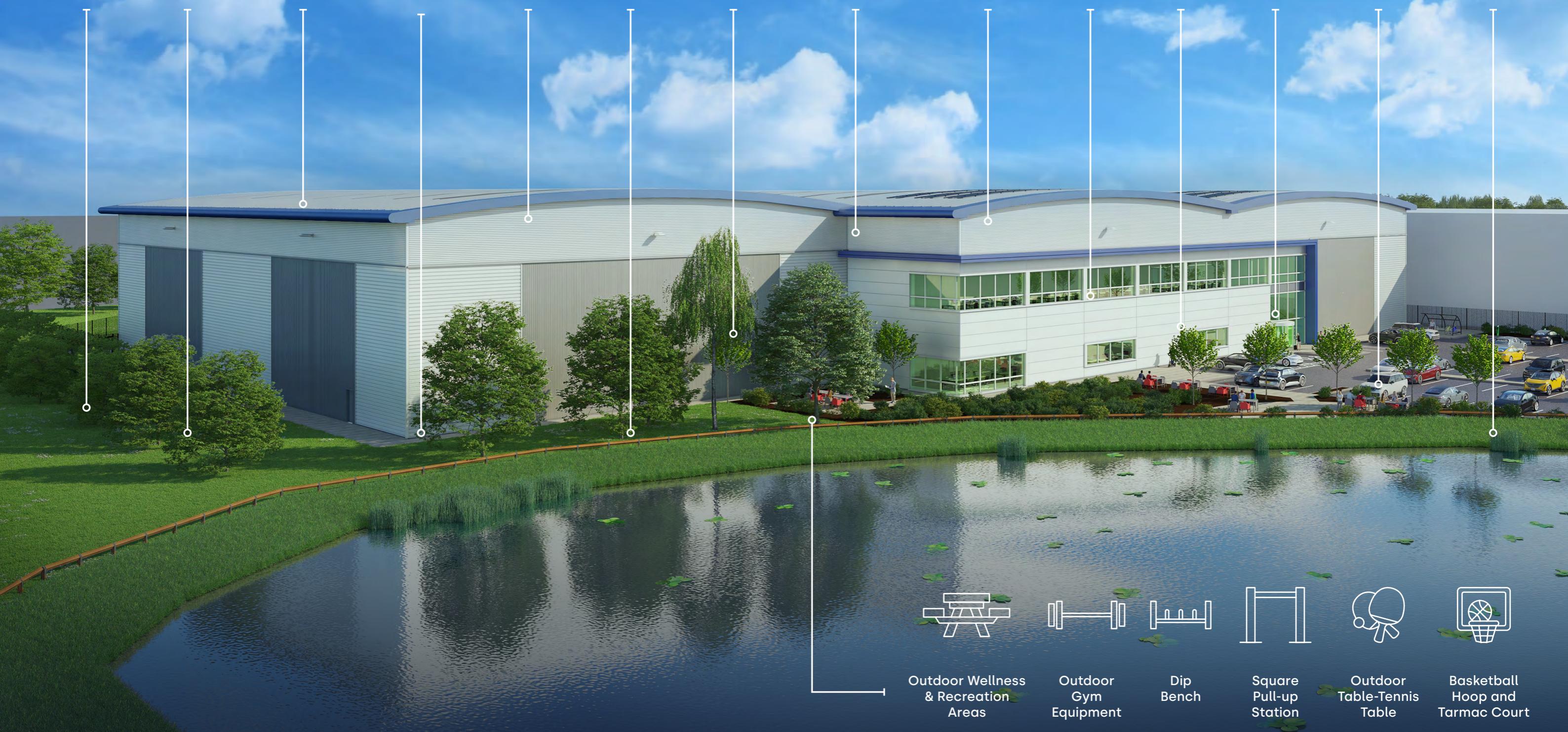
EPC A+  
Rating



4 EV Charging  
Points (Ducting  
for a Further 60)



Log Habitats  
for Small  
Mammals &  
Invertebrates



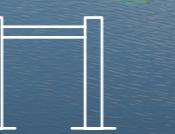
Outdoor  
Wellness  
& Recreation  
Areas



Outdoor  
Gym  
Equipment



Dip  
Bench



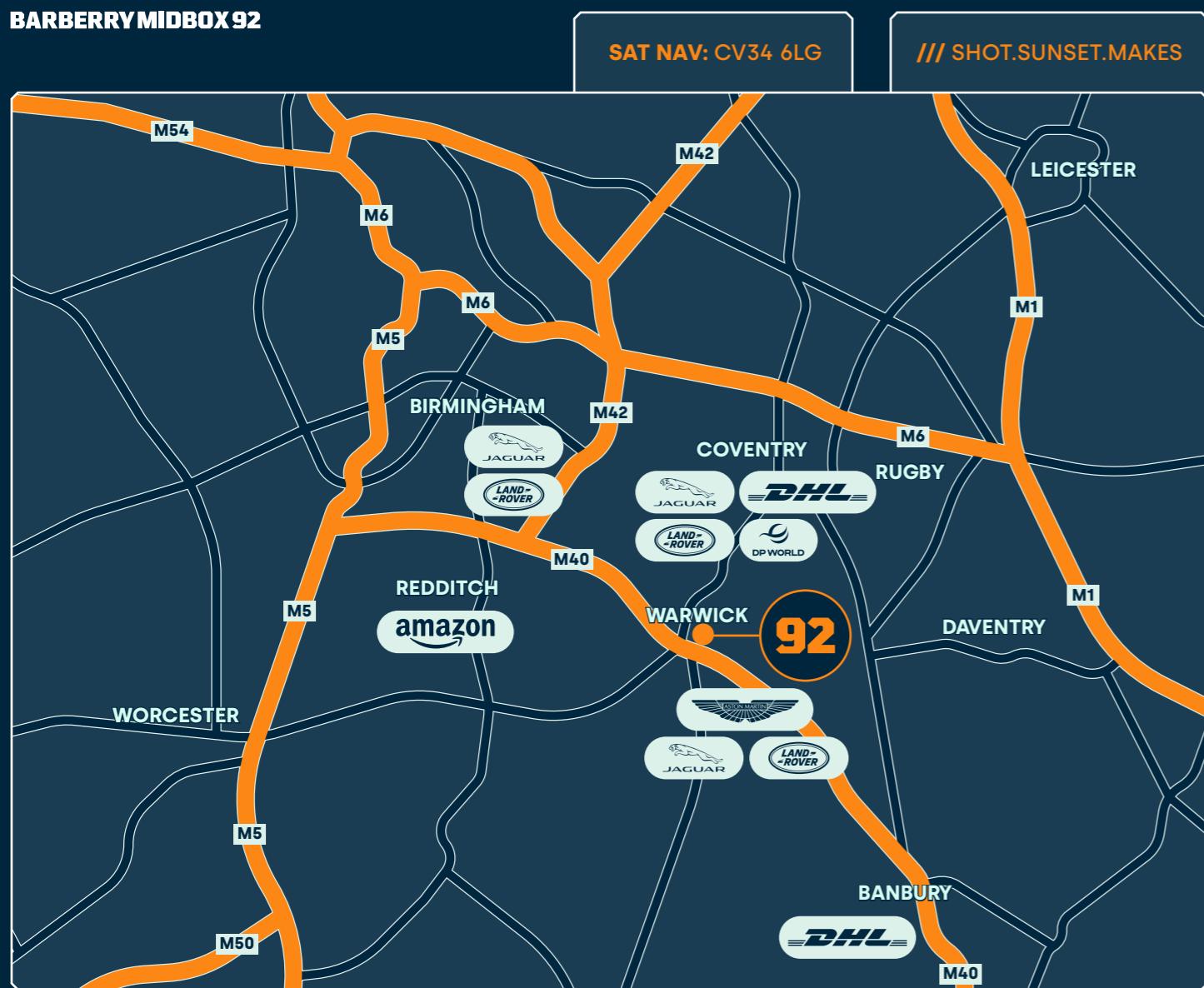
Square  
Pull-up  
Station



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



**27 MINS**

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.

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**BARBERRY**

Property Development and Investment

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**NOTIFICATION  
FURTHER  
INFORMATION**

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