

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

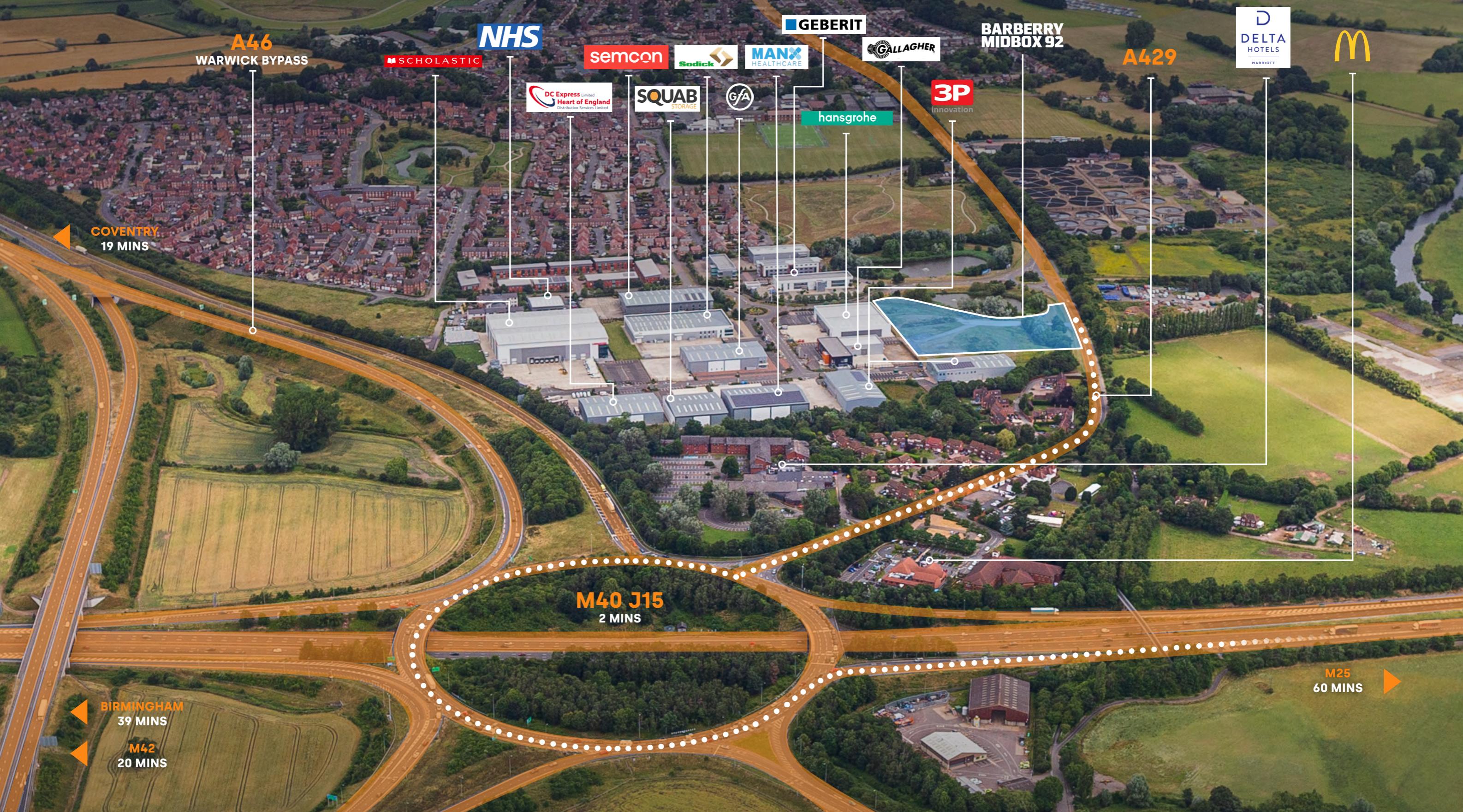
1.5MVA POWER



BARBERRY
MIDBOX92.COM



IMMEDIATE ACCESS



NOTIFICATION DISTRIBUTOR PREMIER

Enhanced Thermal Cladding (From Zero Degrees Upwards)



EPC A+ Rating



BREEAM Outstanding



34 Week Build Programme



6 Dock Level Loading Doors



2 Level Access Loading Doors



First Floor Office Space



Secure Site



30 Bicycle Spaces



Staff Outdoor Amenities Space



E(G) / B2 / B8 Planning Consented



PV Fitted to the Roof



1.5MVA Power Available



103 Car Park Spaces



40m Yard Depth



12.58m Clear Internal Eaves Height



Outdoor Gym Equipment

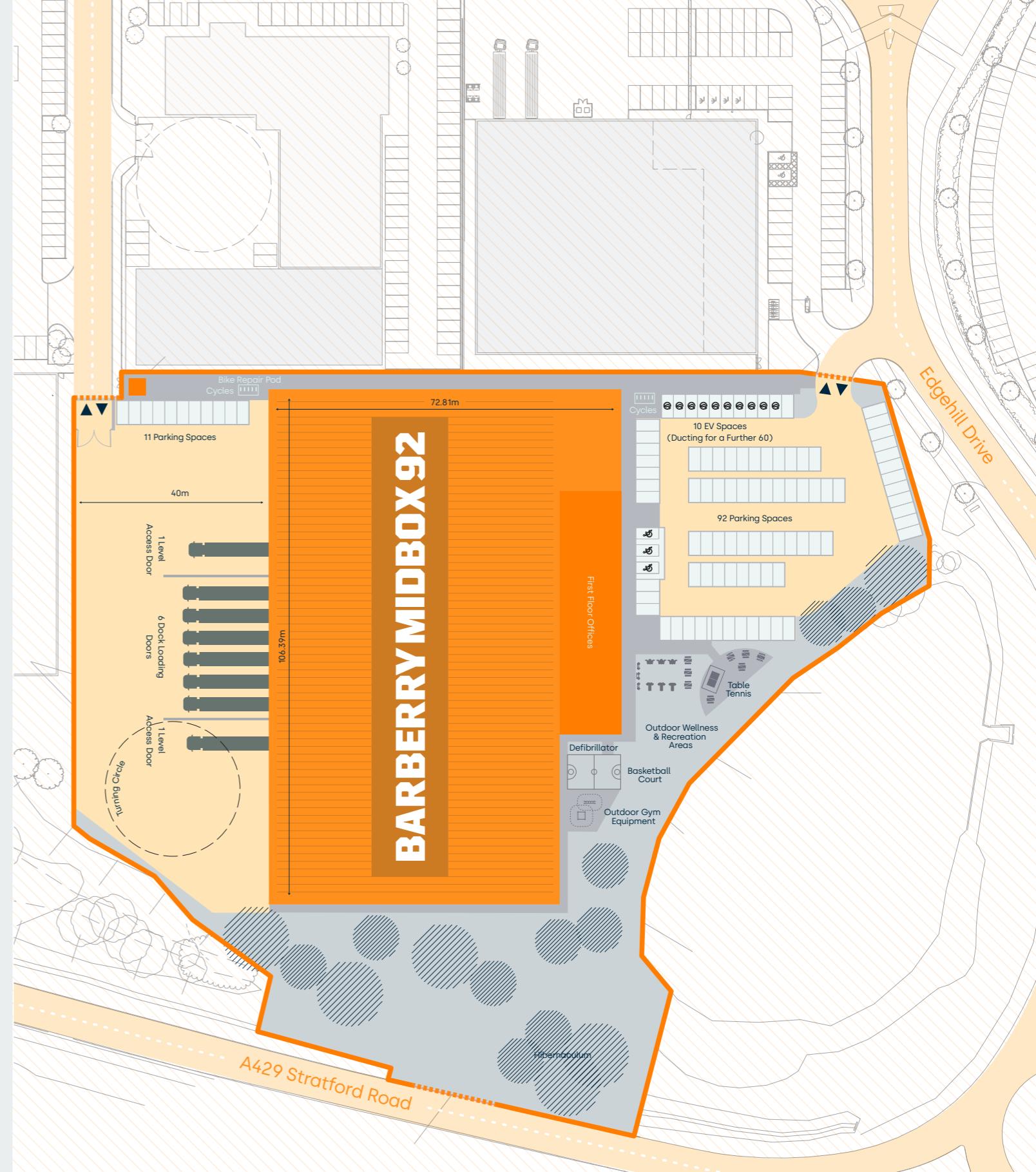


10 EV Charging Points (Ducting for a Further 60)



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



[View Narrow Racking Option](#)

[View Wide Racking Option](#)

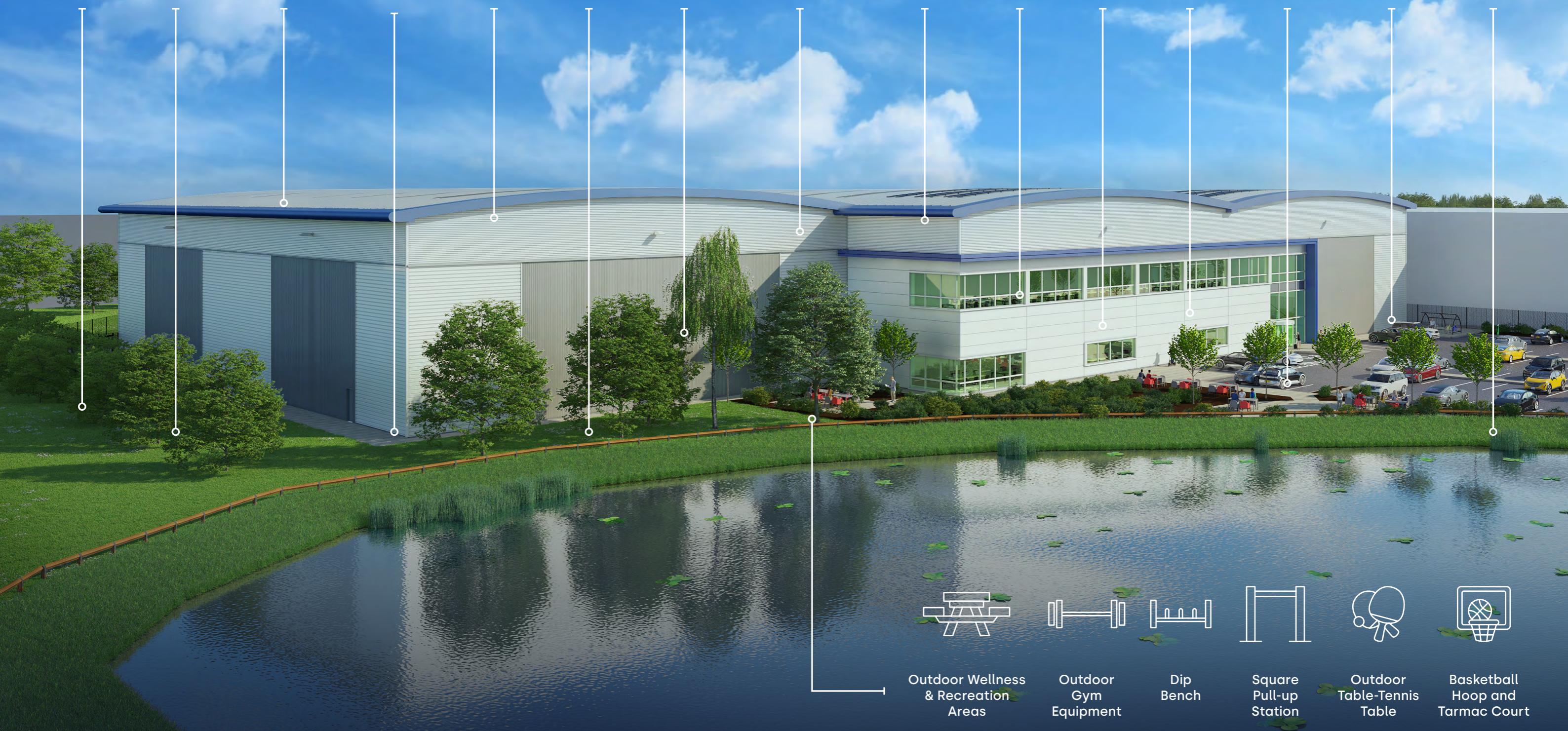


SETTING STANDARDS

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
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
10 EV Charging Points (Ducting for a Further 60)
Bike Repair Pod
Log Habitats for Small Mammals & Invertebrates





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



BANBURY
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.

savills

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BARBERRY

Property Development and Investment

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FOR FURTHER INFORMATION

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

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