



INDURENT

MEON VALE BUSINESS PARK

CV37 8QR
///NESTS.FLINCH.TRINKETS

TO LET

UNIT 41: 75,190 SQ FT (6,988 SQ M)

Available for immediate occupation



24/7 Security.



Flexible leasing terms.



Warehousing that Works.

Changing spaces in Meon Vale.

Unit 41 is a versatile industrial warehouse located within Meon Vale Business Park, a thriving logistics hub spanning 900,000 sq ft. With planning consent for storage and distribution (Use Class B8) and an EPC rating of C, this unit is ready to suit varied industrial needs. The unit is formed by seven bays, forming a single unit with two XL level access loading doors, each 7.3m width by 5m height.

An ideal location.

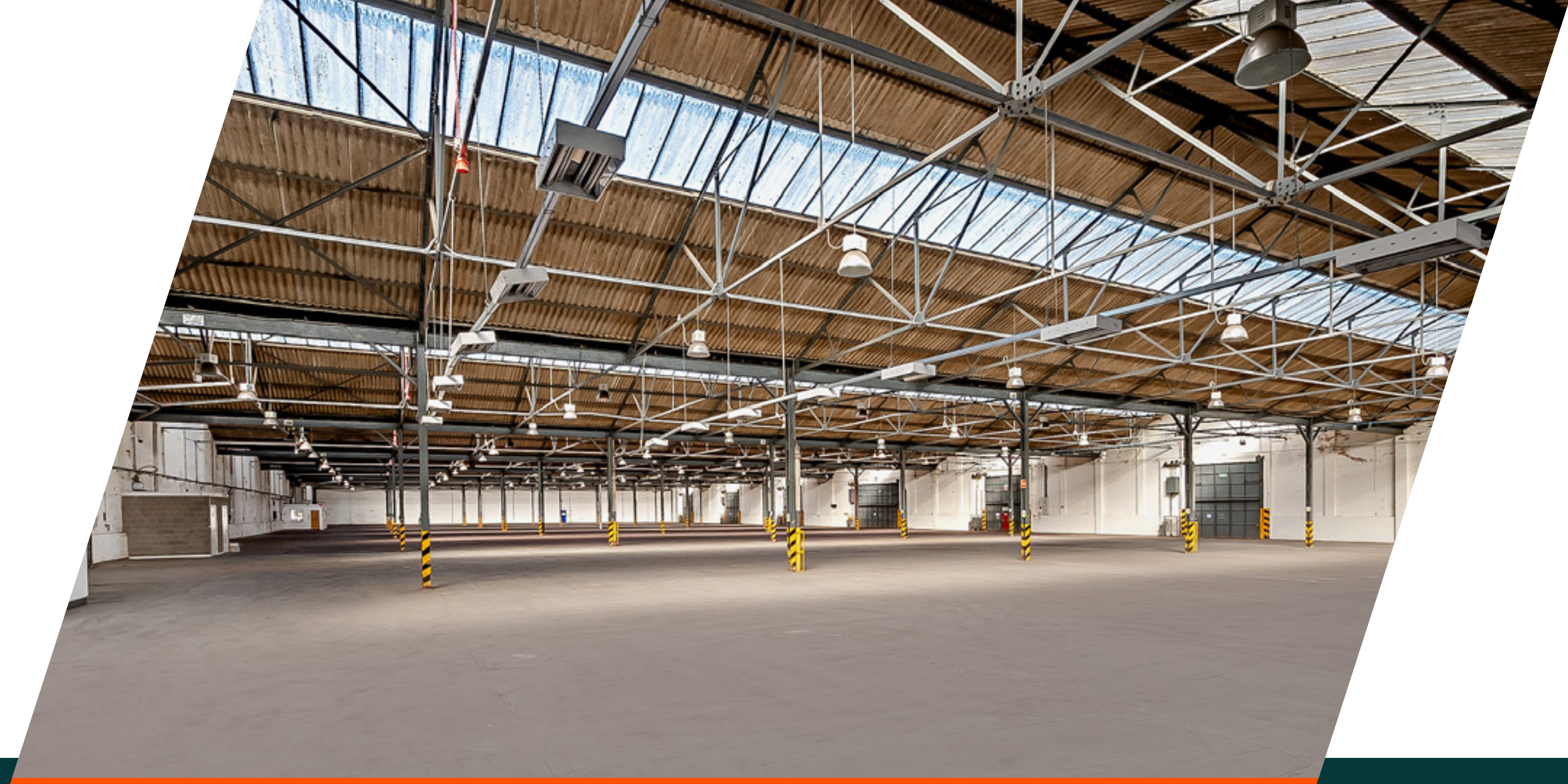
Meon Vale Business Park is situated on the M40 corridor, allowing units to benefit from a central location that provides key transport routes to the M42, M5 and M50.

The business park forms part of a larger 479 acre mixed-use scheme which is home to a £5m leisure centre, community centre, retail, 1,050 residential properties and more than 35 acres of woodland.

Nearby occupiers on the park include: Ford, Reddipak Ltd, Unipart and GXO Logistics.



Warehousing that Works.



Schedule of accommodation.

	UNIT 41
TOTAL	75,190 SQ FT (6,988 SQ M)
LEVEL ACCESS LOADING DOORS	2
CLEAR INTERNAL HEIGHT	5.87M
YARD	10M
CAR PARKING SPACES	30
EPC RATING	C

All floor areas are approximate gross internal areas.



XL level access loading



Minimum internal eaves height of 5.87m



24/7 security



Warehouse LED lighting



Car parking available



M40 (J15)
12 miles



Single point of access to the estate

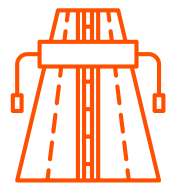


CCTV and fire alarm



Warehousing that Works.

You're well-connected.



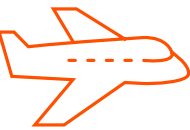
MAJOR ROADS

M40 J15	12 miles
M42 J3A	23 miles
M5 J7	27 miles



CITIES/MAJOR TOWNS

Stratford-upon-Avon	7 miles
Evesham	14 miles
Birmingham	44 miles
Bristol	68 miles
London	96 miles
Southampton	121 miles



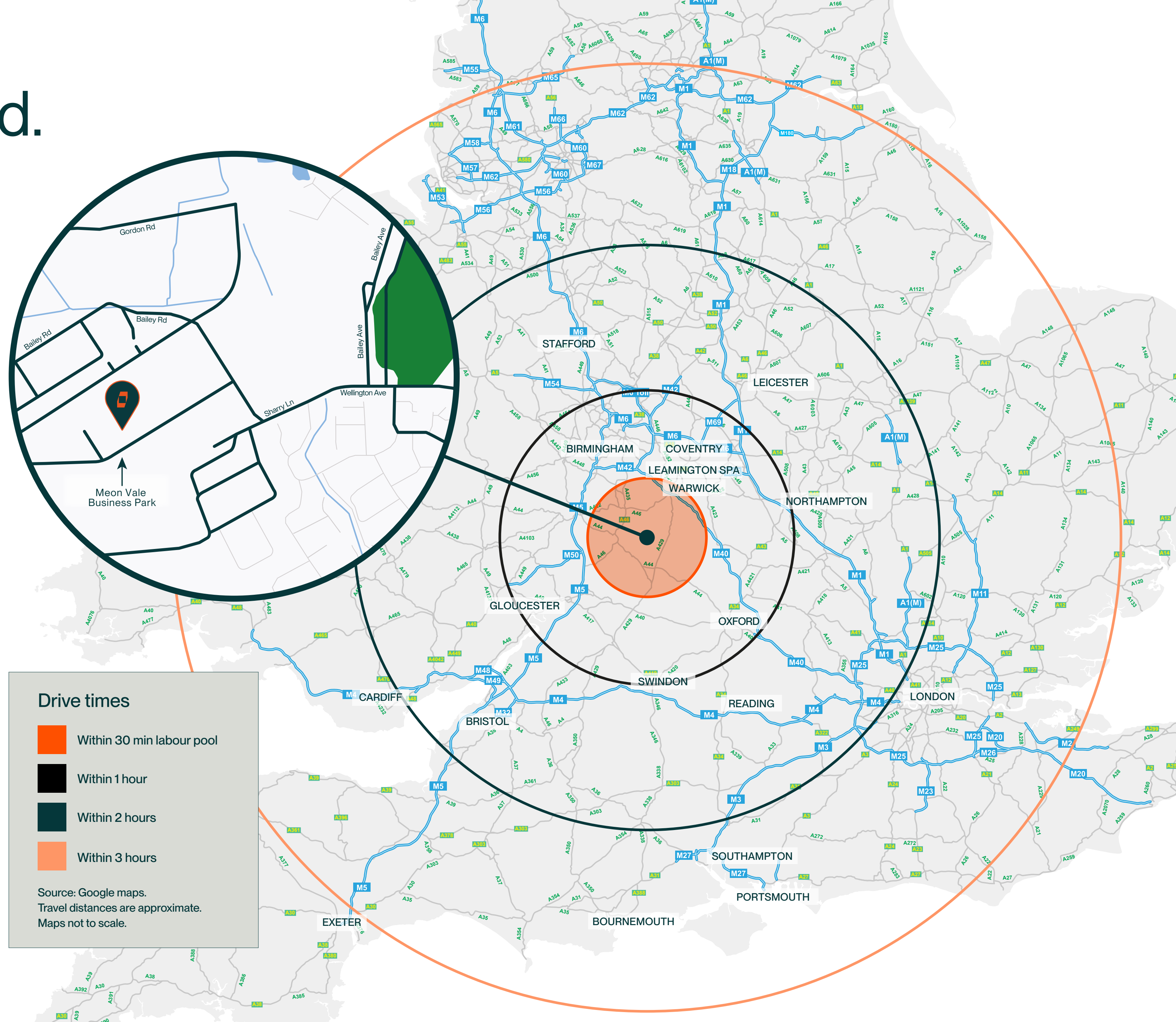
AIRPORTS

Birmingham	33 miles
Bristol	80 miles
Luton	88 miles
Heathrow	93 miles



RAIL FREIGHT TERMINALS

Swindon Keypoint	49 miles
Port of Bristol	70 miles
Port of Newport	82 miles



Warehousing that Works.

Development Layout.





GEORGE GOLDSMITH
Senior Asset Manager - Logistics
07741 140 174
george.goldsmith@indurent.com



ADAM FOX
Asset Manager
07767 153 604
adam.fox@indurent.com

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2025. TBDW 05837-06.



Warehousing that Works.



Chris Hobday
M: 07552 558 551
E: chris.hobday@savills.com

Katie Beswick
M: 07779 926 822
E: katie.beswick@savills.com



David Penn
M: 07771 774 640
E: david.penn@bromwichhardy.com

indurent.com

X @indurentUK in @indurent @indurentUK