# /NDURENT
## MEON VALE BUSINESS PARK

CV37 8QR
///COMPLY.TRACKERS.OFFICES

TO LET

UNIT 38: 75,068 SQ FT (6,974 SQ M)

Available February 2027.

EPC C rating

EPC C rating.

10m yard area.

Warehousing that Works.

# Changing spaces in Meon Vale.

Unit 38 is a versatile industrial warehouse located within Meon Vale Business Park, a thriving logistics hub spanning 900,000 sq ft. With an EPC rating of C, this unit is ready to suit varied industrial needs. The unit consists of two level access loading doors, a 10m yard area and on site parking.

## 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.

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# You're well-connected.

## MAJOR ROADS

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

## CITIES/MAJOR TOWNS

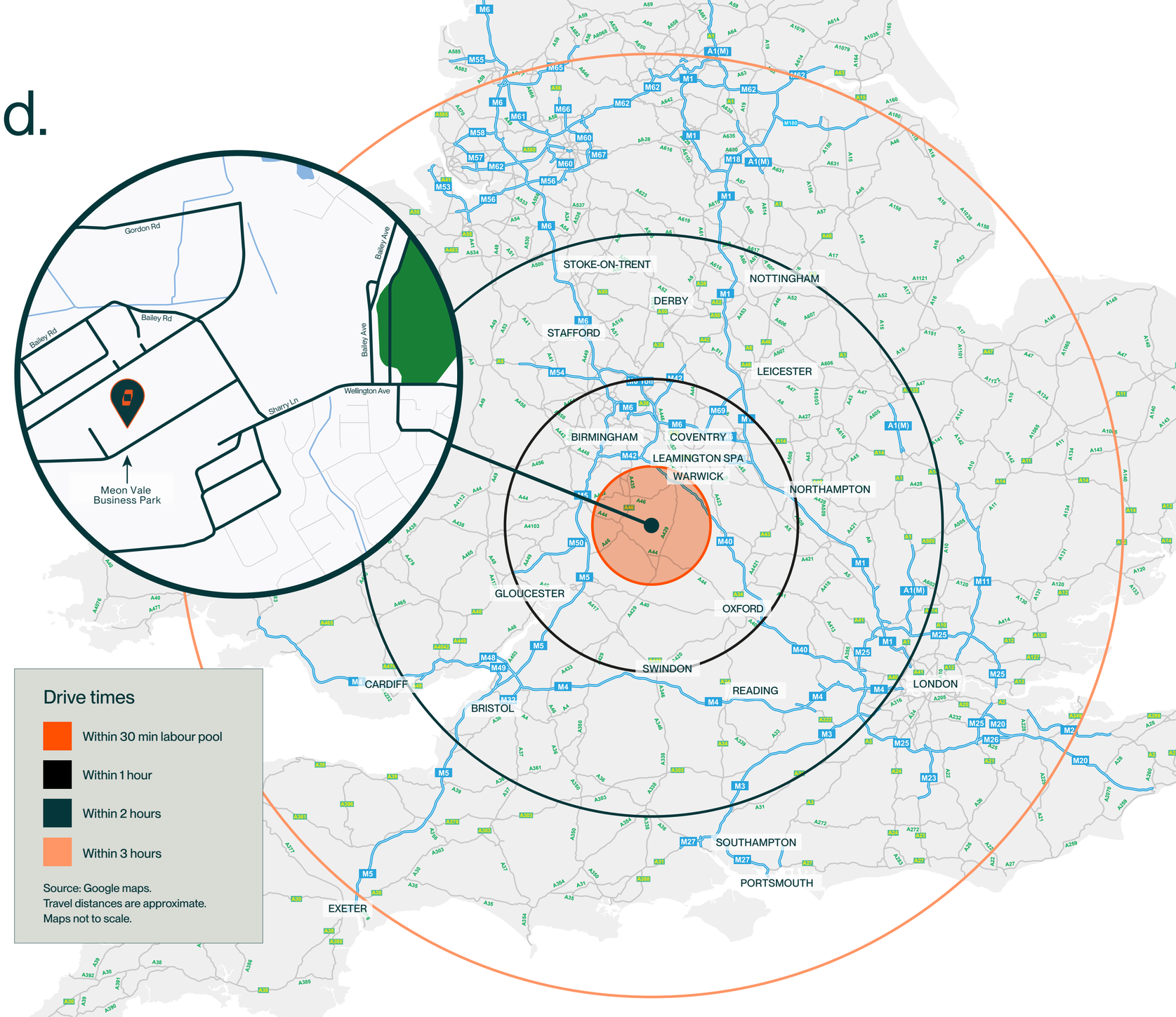
| | |
|---|---|
| Stratford-upon-Avon | 7 miles |
| Evesham | 14 miles |
| Birmingham | 44 miles |
| Bristol | 68 miles |
| London | 96 miles |
| Southampton | 121 miles |

## 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 |

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# Schedule of accommodation.

| | UNIT 38 |
|---|---|
| TOTAL | 75,068 SQ FT (6,974 SQ M) |
| YARD DEPTH | 10M |
| CLEAR INTERNAL HEIGHT | 5.87M |
| EPC RATING | C |
| LEVEL ACCESS LOADING DOORS | 2 |
| CAR PARKING SPACES | 30 |

All floor areas are approximate gross internal areas.

M40 (J15) 12 miles

24/7 security

Warehouse LED lighting

Car parking available

Single point of access to the estate

CCTV and fire alarm

Take a closer look →

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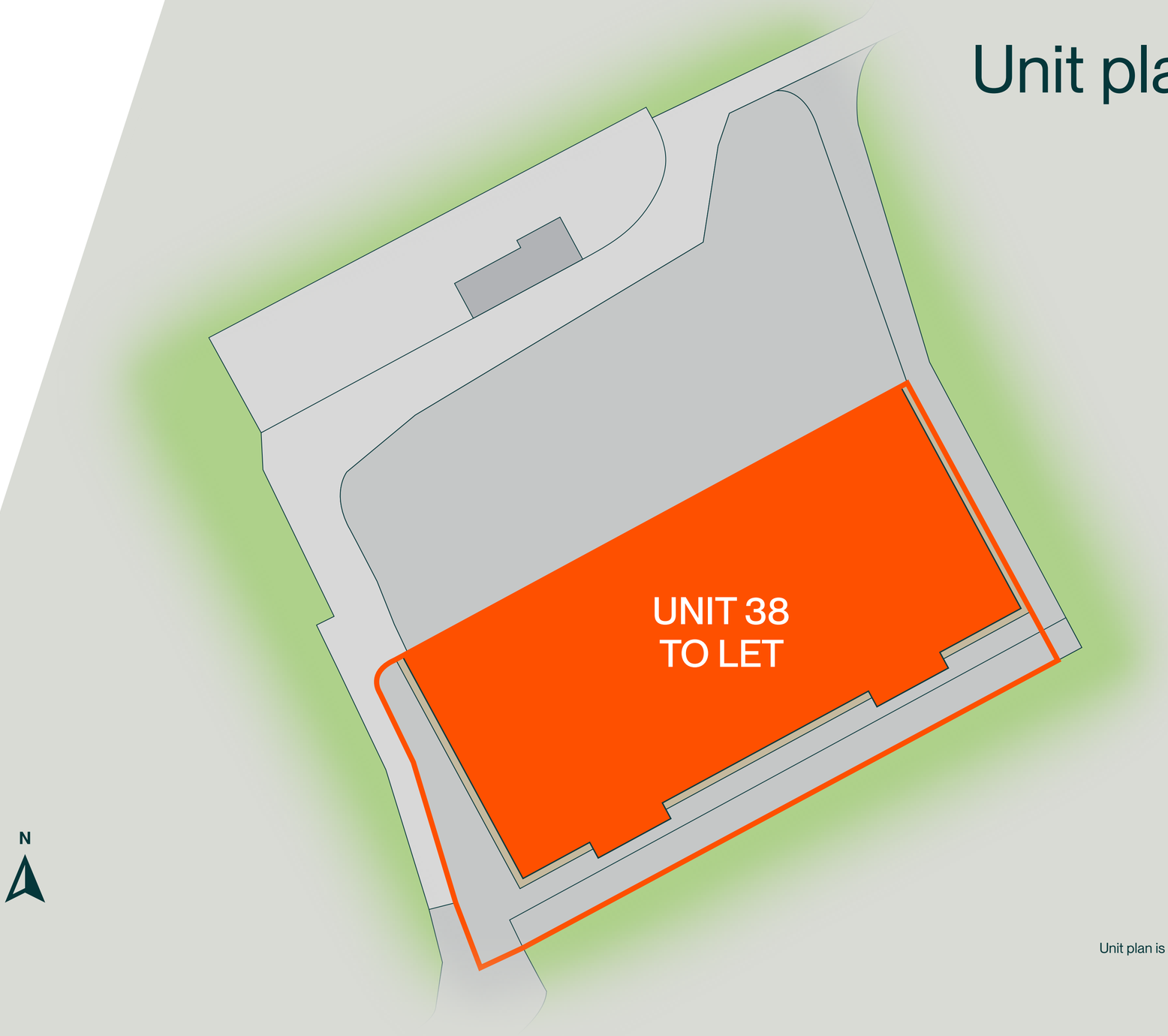
# Unit plan.




Unit plan is indicative.

# Development layout.

Development layout is indicative.

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