

1 HERMES COURT



8,753 sq ft
814.1 sq m

1 Hermes Court
Hermes Close
Tachbrook Business Park
Leamington Spa
CV34 6NJ

FOR SALE

High quality, modern warehouse unit
with office / reception and extensive mezzanine

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com



1 HERMES COURT

Set within the popular Tachbrook Park trading estate, close to Leamington Spa and Warwick town centres

Guide price of £1,050,000 excl

Long leasehold (978 years unexpired)



Property Highlights



High quality end of terrace modern unit



Secure up and over door



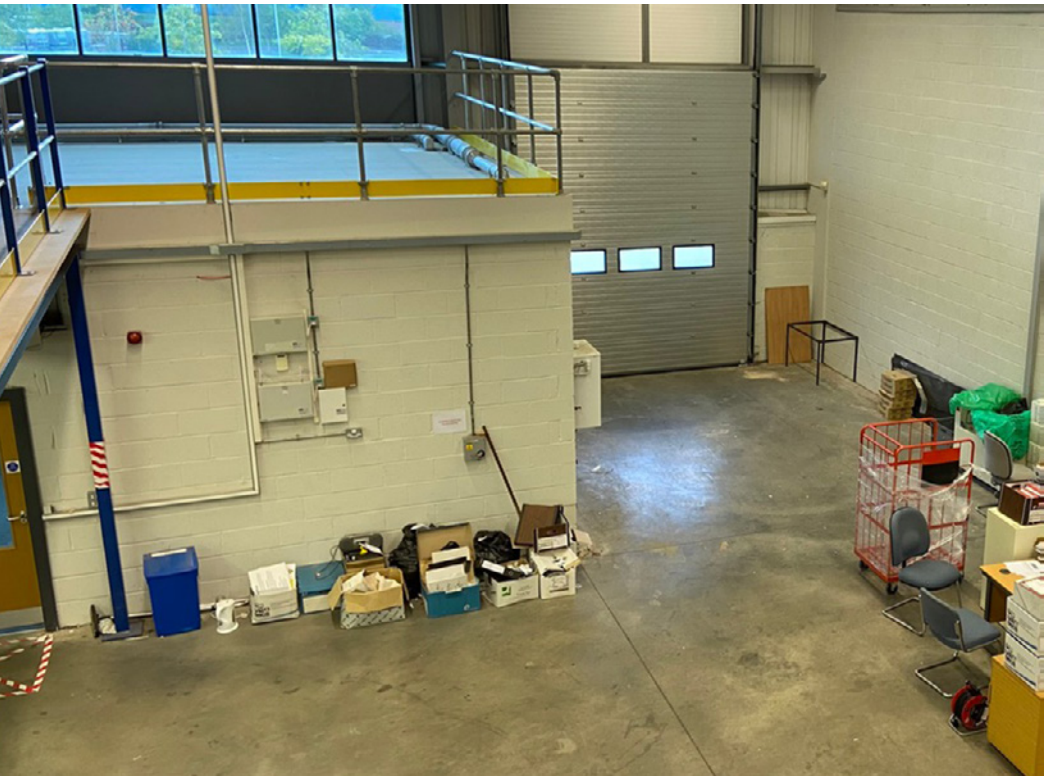
Prime industrial location



8 minutes from M40 Jct 14 & 15



13 car parking spaces



DESCRIPTION

Unit 1 Hermes Court comprises a high quality, modern industrial unit. Benefitting from a prominent end-terrace position, the property is of steel portal frame construction with metal cladding and glazing at ground and first floor levels. The unit is access via an electric up and over door and pedestrian door into good quality office and reception accommodation. Internally, there is a spacious warehouse and first floor mezzanine.

ACCOMMODATION

Description	Sq ft	Sq m
Ground floor		
Warehouse	4,254	395.20
Offices	800	74.32
Mezzanine		
	3,699	343.64
Total (GIA)	8,753	814.1

LOCATION

Hermes Court is situated on the popular and well regarded Tachbrook Business Park, with excellent links via Tachbrook Park drive and Europa Way to the M40. The Shires Retail Park, Heathcote Industrial Estate and Warwick Technology Park are all located in the near vicinity.



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model-tilt-pools



EPC

Energy rating and score TBC.
A copy will be made available upon request.

BUSINESS RATES

Rateable value: £40,500

TENURE

The property is available on a long leasehold expiring in 3003.

LEGAL COSTS

Each party is to bear its own legal costs.

VAT

VAT is not applicable.



ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Viewing by appointment only through the sole agent Bromwich Hardy.



Tom Bromwich

tom.bromwich@bromwichhardy.com

02476 308 901
07718 037 150



Mark Booth

mark.booth@bromwichhardy.com

02476 308 900
07497 150 632



Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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