

TITAN

BUSINESS CENTRE

TACHBROOK PARK | WARWICK | CV34 6RR

Industrial / warehouse units from 6,800 to 30,000 sq ft
(631.7 to 2,787.1 sq m)



Refurbished, high specification industrial / warehouse units in a prime established distribution location.

TO LET



Location

Titan Business Centre is accessed off Spartan Way which in turn is located off Tachbrook Park Drive which links into Heathcote Lane situated in between the popular Tachbrook Park Industrial Estate and Heathcote Industrial Estate.

The property provides quick access to Junctions 13 and 14 of the M40 motorway (approximately 3 miles away) which in turn provides access to the Greater Midlands Motorway Network.

The units are situated approximately 2 miles south of Leamington Town Centre and 3 miles south west of Warwick Town Centre.

The site is a short drive from the Shires Retail Park where occupiers include JD Sports, Costa Coffee, Subway and Sainsbury's but to name a few.

Furthermore, other notable occupiers close by include Screwfix, Hofer Powertrain.

Drive Time / Distances	Miles	Time
Leamington Spa Town Centre	2.3	8 mins
Warwick Town Centre	2.9	8 mins
Birmingham	36	42 mins
London	95	1hr 50 mins
Manchester	118	2hr 13 mins
Junction 13, M40 motorway	3.8	10 mins
Junction 14, M40 motorway	2.3	8 mins

Description

Titan Business Centre comprises a development of ten industrial / warehouse units ranging in size from 6,800 to 30,000 sq ft all set within secure grounds with 24/7 gated access.

General specification of the units include:

- Steel portal frame construction to an eaves height of up to 5.7m to underside of haunch
- Steel profile clad elevations incorporating aluminum frame double glazed windows and door
- Profile steel sheet roof incorporating translucent roof lights
- Solid concrete floor to warehouse
- LED lighting system throughout
- Electrically operated roller shutter door (4.5m height by 4m width)
- Two storey office blocks whereby specification includes carpet tile floor coverings, perimeter electric points, suspended ceiling
- WC's and kitchenette facility
- On-site parking
- Roller shutter doors
- Good-sized service yards



Available Accommodation

Unit 1	Sq ft	Sq m
Warehouse	11,245	1,044.8
Ground Floor Offices	2,469	229.4
First Floor Offices	2,582	239.8
Total	16,296	1,514

Unit 6	Sq ft	Sq m
Warehouse	5,738	533.0
Ground Floor Offices	1,119	104.0
First Floor Offices	916	85.1
Total	7,773	722.1

Unit 8	Sq ft	Sq m
Warehouse	5,285	490.98
Ground Floor Offices	763	70.88
First Floor Offices	1,611	149.66
Total	7,632	709.01

Existing Occupiers Include:

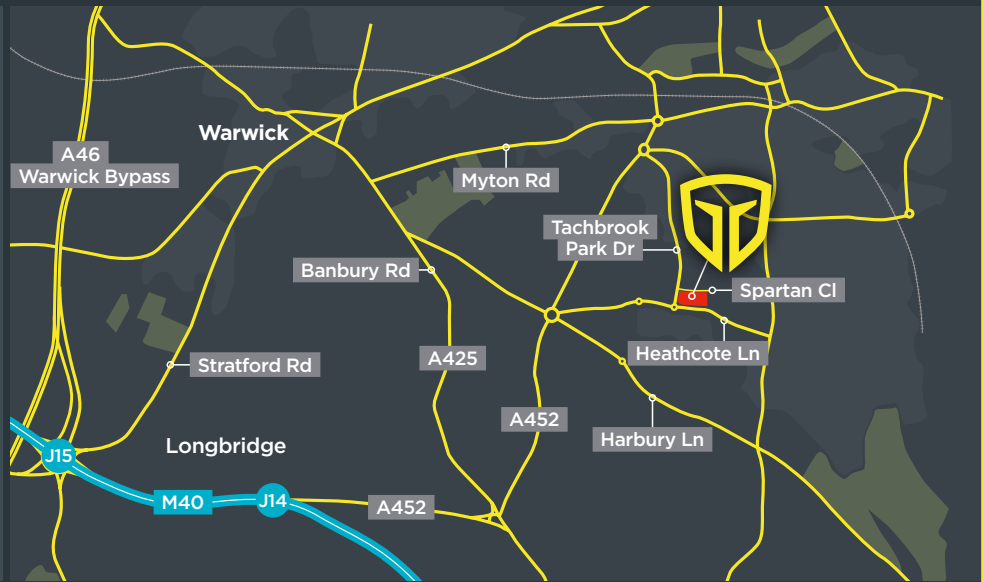
WARWICK
THE UNIVERSITY OF WARWICK

CitySprint
We deliver

INVACARE

chofer
powertrain





Services

We understand that all main services are connected to the site, however, interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are however, advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Contact



Jonathan Blood
jonathan.blood@wareingandcompany.co.uk

Bill Wareing
bill.wareing@wareingandcompany.co.uk

EPC

Available upon request.

Terms

The units are available on a new full repairing and insuring leasehold basis by way of a new lease for a term to be negotiated.

Rent

Please contact the joint agents to discuss rent on specific units.

Rates

Further information can be discussed by contacting the joint agents.

Service Charge

There will be an Estate service charge levied to cover the cost to the external communal areas.

VAT

VAT may be payable on the transaction at the prevailing rate.

Legal Costs

Each party are to cover their own legal and professional costs associated with this transaction.



James Clements
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