

TO LET
Industrial/
Warehouse Unit

29,122 sq ft
(2,705 sq m)

↑ 9.24m eaves 🚛 Large secure yard

UNITS 5 & 6
SPAPARK
Harrison Way, Leamington Spa CV31 3HJ





LOCATION

Spa Park is located to the south of Leamington Spa, in the heart of the commercial district of the town. Leamington Spa train station is situated 1 mile to the north of the site.

The Park has excellent motorway links with Junction 13 of the M40, 4 miles to the south via the A425, in turn linking with the M42 towards Birmingham and London to the south.

SPECIFICATION

The detached building has been refurbished and benefits from:

- 9.24m eaves/8.17m underside of haunch
- Well specified offices
- 2 level access loading doors
- Large secure yard with 65.6m depth
- Forecourt car parking
- Fully refurbished

ACCOMMODATION

	Sq Ft	Sq M
Warehouse	24,815	2,305.4
Ground Floor Offices	1,280	118.9
First Floor Offices	3,027	281.1
Total	29,122	2,705.4

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

SERVICES

We understand that all mains services are connected to the property, however, interested parties are advised to satisfy themselves that this is the case, and that they are in good working order.

EPC

The Energy Performance Rating is C-(68).

RATEABLE VALUE

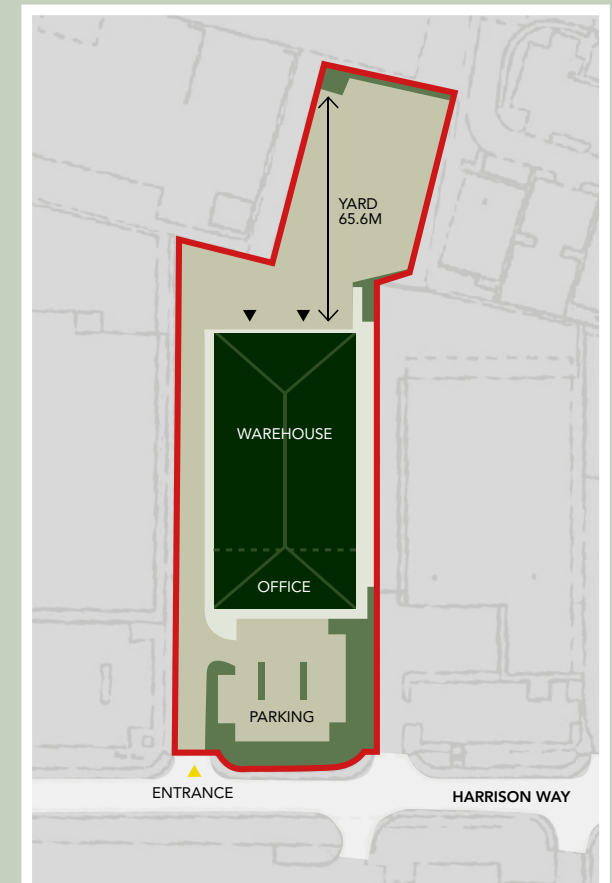
The rateable value of the building as per the 2017 rating list is £150,000.

LEGAL COSTS

Each party to cover their own legal and surveyors costs on any transaction.

VAT

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







SAT NAV: CV31 3HJ



Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. Designed and produced by Q Squared Design Ltd., Tel: 01789 730833. December 2020..



UNITS 5 & 6
SPAPARK

VIEWING Strictly by appointment with the joint agents.



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