



TO LET 7,902 sq.ft (734 sq.m)

Sydenham Industrial Estate, Ramsey Road, Leamington Spa CV31 1PL

- Prime location central to Leamington
- Detached unit with in-built offices
- Car parking and loading bay provisions

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Sydenham Industrial Estate, Ramsey Road, Leamington Spa CV31 1PL

Areas (Approx. Gross Internal)

Unit (Subject to VP)	7,902 sq.ft	(734 sq.m)
TOTAL	7,902 sq.ft	(734 sq.m)

Description

Prominently located unit available for flexible uses (subject to approvals). The stand-alone building has high bay lighting and benefits from 3 parking spaces and 1 loading bay. A minimum eaves height of approximately 6m which rises to 8m at the pitch. Internally the property has toilets and kitchen facilities.

Rent

£71,120 pax.

Business Rates

Rateable Value £49,500 pax.

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Insurance

The landlord will insure the premises and recharge the annual premium to the tenant.

Planning

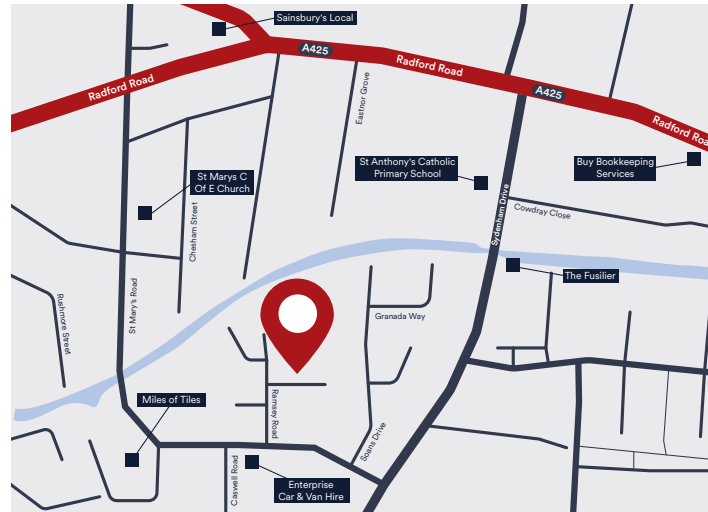
The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - CV31 1PL

The property is located on a well-established industrial estate in Leamington Spa approximately 1/2 mile South East from the town centre. Junction 15 of the M40 Motorway is situated approximately 5 miles from the property and provides direct access to the Midlands to the North West and London to the South East.



Viewing

Strictly via prior appointment with the appointed agent.



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