



# Sydenham Industrial Estate

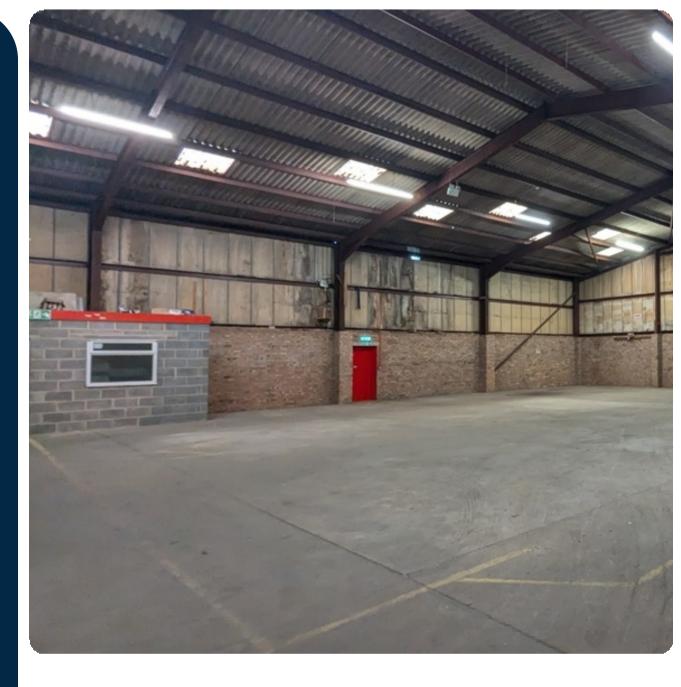
Ramsey Road, Leamington Spa CV31 1PL



- £ £67,167 Per Annum

# **Key Features**

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



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









#### Location

The property is located on a well-established industrial estate in Learnington 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.

## **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.

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

#### **Accommodation**

| Area                        | Sq Ft | Sq M  |
|-----------------------------|-------|-------|
| Magnet Unit (Subject to VP) | 7,902 | 734.1 |
| Total                       | 7,902 | 734.1 |

#### **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.

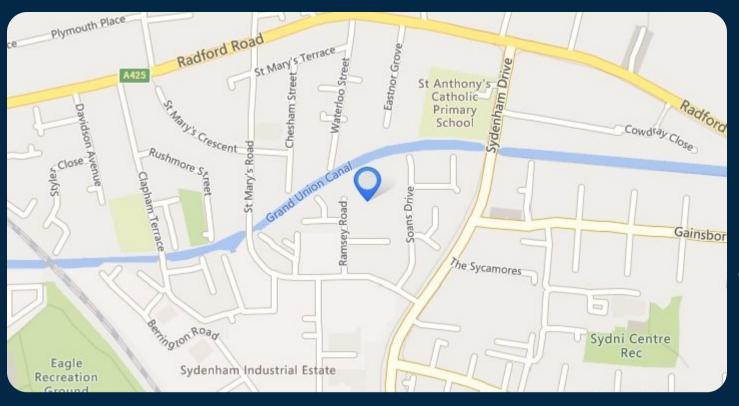
#### **Tenure**

Available by way of a new lease direct with the Landlord on terms to be agreed.

**EPC** VAT

Further information available upon request. This property is registered for VAT (Value Added Tax).

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## **Service Charge**

Further information available upon request.

# **Legal Costs**

Each party is to bear their own legal and surveyors costs incurred in this transaction.

# Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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#### **Rob Lord**

Contact us with any queries about the property or to book a viewing

07717893534 rob.lord@bromwichhardy.com

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