High Quality Industrial Warehouse Unit To Let (following refurbishment)

- Modern Light Industrial or Warehouse Unit
- Currently Being Refurbished
- Available Autumn 2020
- 10,438 sq ft (969.7 sq m)
- New FRI Lease
- £70,000 Per Annum Exclusive
**Location**
The subject property is located in the heart of the Sydenham Industrial Estate, to the south of Leamington Spa town centre. This is a popular estate with local companies including Box Factory, Trelawney and Filton.

**Description**
The property will shortly be refurbished throughout to provide a modern industrial/warehouse facility and integral offices. The warehouse will have two loading doors serving a secure and gated side yard, new LED lighting and an eaves height of 6.7m (22'). It is anticipated that the offices will be fully fitted with new electric heating and carpets throughout as well as refurbished WCs.

**Accommodation**
The building has the following gross internal areas:

- **Warehouse:** 9,402 sq ft (873.5 sq m)
- **Offices:** 1,036 sq ft (96.2 sq m)
- **Total:** 10,438 sq ft (969.7 sq m)

**Services**
Separate mains electricity, water and drainage supplies are connected. Gas is not currently connected.

**Planning**
B2, B8

**Tenure**
The property is available to let on a new FRI lease at a rent of £70,000 per annum (plus VAT) for a minimum term of 5 years.

Occupation will be available from around November 2020.

**VAT**
We are advised that the property is VAT elected therefore VAT will be charged.

**Rates**
The rateable value for the property will be reassessed following the current refurbishment.

**EPC**
To be advised post refurbishment.

**Legal Costs**
Each party will be responsible for their own legal costs incurred in this transaction.

**Viewing**
Strictly by appointment only with ehB Reeves 01926 888181.