

FOR SALE / TO LET - LIGHT INDUSTRIAL

Unit 7A Jenton Road, Sydenham Industrial Estate, Leamington Spa CV31 1XS



- Industrial and Office space
- Established Trading Estate
- Dedicated parking
- Easy access from M40

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LOCATION

The property is located within a well-established trading estate on Jenton Road, just off Sydenham Drive. Nearby occupiers include 'The Car Company', 'Stitch Tech' and 'Batchelor and Hodges'. The property benefits from good public transport access, with the 67 bus stop sitting just outside on Sydenham Drive and Leamington Spa Railway Station just 1.2 miles north, providing quick links to the likes of Oxford (36 mins), Birmingham (50 mins) and London Paddington (1hr 36).

DESCRIPTION

The property sits on an end unit in a terrace of four. Internally, a full mezzanine level has been installed with suspended ceiling and raised flooring to provide office space with kitchen, 2 meeting rooms and a server room. The first floor also benefits from air conditioning.

The ground floor has a roller shutter door providing loading access, however at present in can only be utilised below the mezzanine. Working height is 2.44m. Further ground floor benefits include; 2 fire escapes, gents and ladies WC, ample electricity points, kitchen and Veritas fire alarm system.

The unit benefits from a steel portal frame construction with fluorescent strip lights and 3 dedicated parking spaces to the front.

PLANNING

The property is available to be used under Use Classes B1 and B8 of the Town and Country Planning Order 1987 as ammended by the Use Classes (Ammendment) Order 2005.

ACCOMMODATION (ITZA)

AREA	SQ FT	SQ M
Ground Floor	2,454	228.01
First Floor	2,281	211.94
Total (ITZA)	4,735	439.95

RATES

Description: Warehouse and Premises

Rateable Value: £28,000

We advise all interested parties to make their own enquiries at:

<https://www.gov.uk/correct-your-business-rates>

SOLAR

The unit benefits from solar roof panels which can be sold separately or included in the property for a price to be agreed.

EPC

TBC

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

GUIDE PRICE / RENT

On application.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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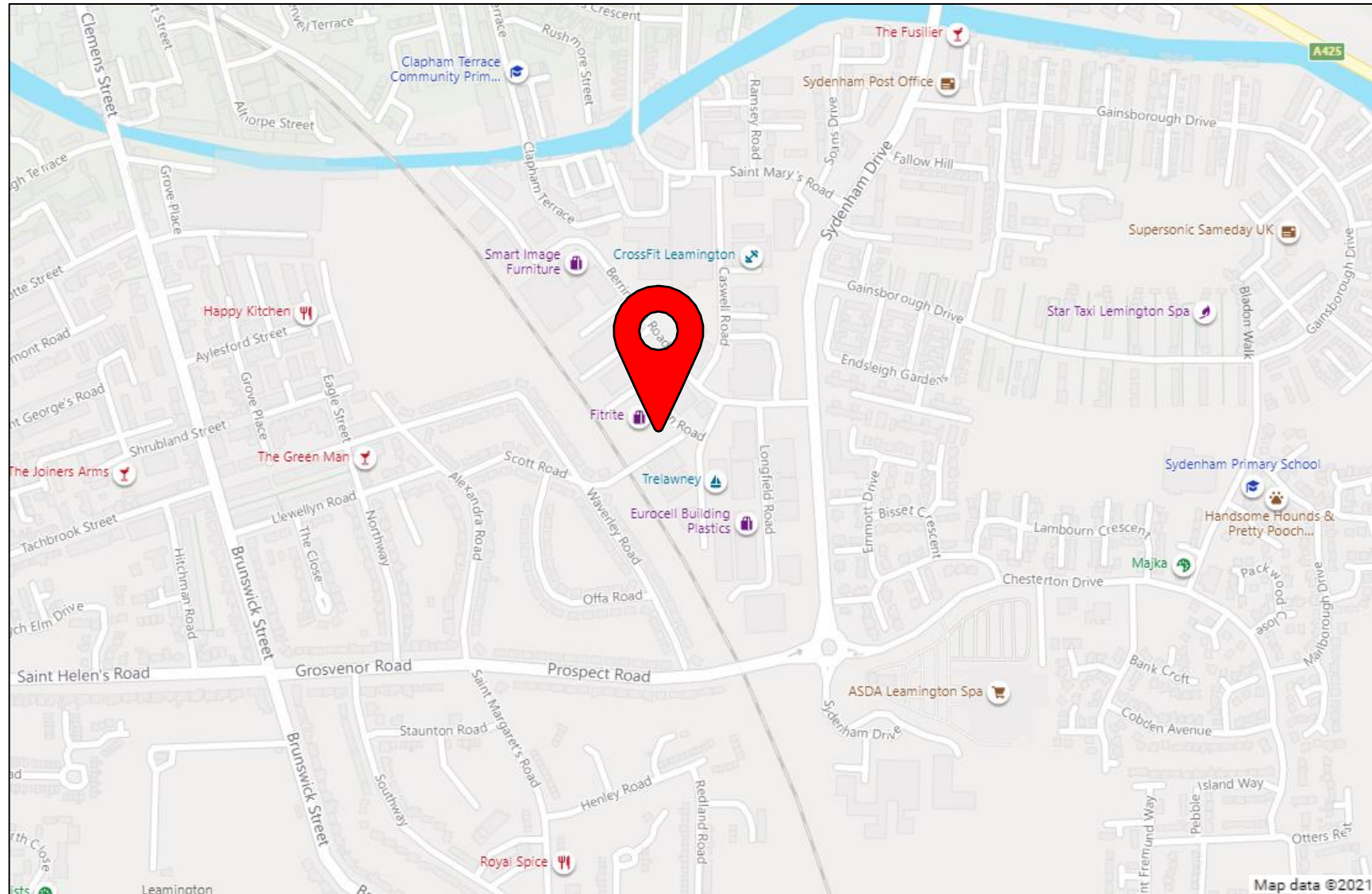
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