

TO LET

QUALITY INDUSTRIAL / WAREHOUSE UNIT



Unit 2
Berrington Road
Sydenham Industrial Est.
Leamington Spa
CV31 1NB



6,514 sq ft
605 sq m

including
mezzanine

BROMWICH
ARDY
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www.bromwichhardy.com

Unit 2 Berrington Road
Leamington Spa CV31 1NB

High quality refurbished Industrial/Warehouse Unit



Steel roller shutter doors
into a clear area



Key Features



High quality
refurbished fit-out
Total spend £98,539



Large size
concrete forecourt



5 metres
working height



Fully renovated
two storey offices



Readily available
on a new lease



Newly installed roof
lights and modernised
internal lighting



Refurbished windows
and new exterior
cladding





**Incorporating an
extensive mezzanine
store / work area**



Unit 2
Berrington Road
Sydenham Industrial Estate
Leamington Spa
CV31 1NB

Quality Industrial/Warehouse Unit
6,514 sq ft (605 sq m)
(including mezzanine)

LOCATION

The property is situated on the popular Sydenham Industrial Estate, just a short distance from Leamington Town Centre.

The nearby A425 offers easy access to areas east of the town, including Rugby, Daventry, and the M1 Motorway. Additionally, the M40 to the southwest connects the town directly to the Midlands and the broader motorway network.

Leamington benefits from a railway station with direct services to London and Birmingham. Furthermore, Birmingham International Airport is approximately 15 miles away.



The offices are newly renovated and decorated



**Newly installed
light panels in
the roof.**



Rent: £55,000 per annum (exclusive)

DESCRIPTION

The semi-detached unit is a quality steel portal frame construction and has a newly clad main bay incorporating two-storey office and amenity areas, plus extensive mezzanine store/ work area. There is also a side loading bay with steel roller shutter doors into a clear area. The main bay has a height to eaves of 5 metres and there are newly installed light panels in the roof.

The offices are newly renovated and decorated with newly installed lighting and refurbished windows to the front and side. The unit therefore has excellent natural light.

Externally there is a concrete surface parking and loading forecourt.

ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor	4,154	385.91
First Floor Offices	960	89.15
Mezzanine	1,400	130.06
Total	6,514	605.12

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

REFURBISHMENTS

- Roof repairs, replace all sky lights.
- Replace all cladding to front and side of building.
- New gutters and drainage.
- New Front Door
- Install suspended ceiling
- New carpets and flooring throughout
- New bathrooms and kitchen/tea point
- Rearrange waste pipes,
- Replace floor boards
- Decoration throughout
- Re wire electrics to offices, bathrooms, kitchens and warehouse
- New fuseboard/distribution board
- Electrical testing throughout
- New emergency lighting
- New Fire door
- Ceramic tiling to bathrooms and kitchen



BUSINESS RATES

Rateable Value	£34,250 (2023)
Rates Payable	TBC

EPC

Energy rating and score C57

ANTI MONEY LAUNDERING REGULATIONS

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

VIEWING

By appointment through the sole agent.

VAT

The property is elected for VAT, which will be payable on rent.

LEGAL COSTS

Each party is to bear their own legal and surveyor's costs incurred in the transaction.



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