

For Lease

Light Industrial



Unit 4

St. Marys Road, Sydenham Industrial Estate,
Leamington Spa CV31 1PR

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

3,543 Sq Ft
£35,000 Per Annum

Key Features

- Located on well established trading estate
- Open plan offices
- Secure rear yard area
- Two W.C.s and kitchenette
- Rear loading access
- Mezzanine with office/storage



Unit 4, St. Marys Road, Sydenham Industrial Estate, Leamington Spa, CV31 1PR



02476 308900



office@bromwichhardy.com

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Location

The property is located on the well-established Sydenham Industrial Estate, conveniently close to Leamington Town Centre. The nearby A425 provides straightforward access to the eastern areas of the town, including Rugby, Daventry, and the M1 Motorway. To the southwest, the M40 offers direct links to the Midlands and the wider UK motorway network. Leamington is also served by a railway station with direct routes to both London and Birmingham. Additionally, Birmingham International Airport is situated approximately 15 miles away.

Description

The unit is constructed with a steel portal frame and features part brickwork with steel-clad elevations. At the rear, a roller shutter loading bay provides practical access for deliveries and operations. The eaves height ranges from approximately 4 metres to 5.5 metres.

The interior comprises an entrance lobby, a meeting room, two W.C.s, and a kitchenette. There are three open-plan office spaces that lead into the warehouse. Additional office accommodation and storage space can be found on the mezzanine level.

Externally, the property includes a parking area and rear loading access, forming part of a row of seven similar industrial units.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	3,145	292.17
Mezzanine	398	36.97
Total	3,543	329.14

Tenure

New Fully Repairing and Insuring Lease

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2392-6467-8762-5499-9990>

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purpose of Anti-Money Laundering checks. We will also require identification documentation, to be arranged.

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



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.



Rob Lord

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

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



Tom Bromwich

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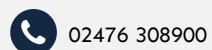
07718037150

07718 037 150

tom.bromwich@bromwichhardy.com



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