

**LIGHT INDUSTRIAL UNIT FOR LEASE**



## Description

Quarry Park provides a secure and modern development of 16 high-quality business units, each unit provides two-storey accommodation. Each unit benefits from a glazed façade at the ground and first floor, including a roof to floor roller shutter security door, w/c facilities and allocated car parking. The entire development is fenced and monitored by CCTV creating a safe and secure setting for your business.

Unit B1 provides 1,800 sq ft of accommodation across two floors, located in a sought-after area of Old Milverton, Quarry Park combines convenience with a professional atmosphere, making it an ideal choice for growing enterprises.

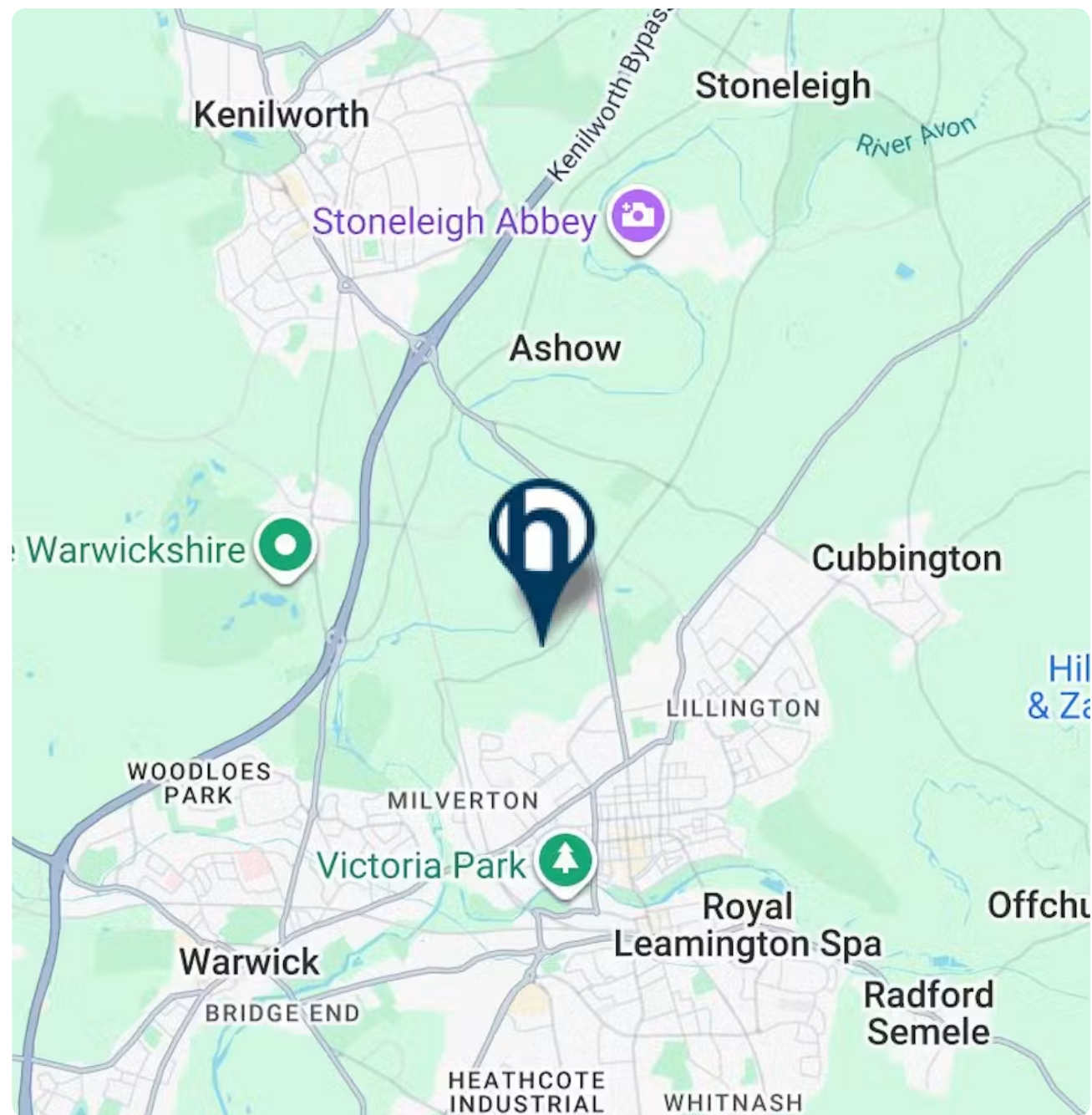
## Summary

- Superbly located two storey secure business unit with ample parking
- Easy Access
- 24 Hour CCTV in operation
- Security lighting and Secure electric gates
- Ample car parking
- WC & Kitchen facilities
- Prime location



## Location

Quarry Park is located on Old Milverton Lane, easily accessed from the A452 Kenilworth Road which gives direct access to the A46 and in turn the M40 Motorway. Leamington Spa Town Centre is approximately 2 miles away



**B1 QUARRY PARK, OLD MILVERTON LANE, BLACKDOWN, LEAMINGTON SPA, CV32 6RW**

To Rent: £22,000 per annum

1,800 sq ft (167.23 sq m)

## GALLERY



## TERMS

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

## RENT

£22,000 per annum

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## POSSESSION

Available Immediately

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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