

TO LET



HURLBUTT ROAD, HEATHCOTE INDUSTRIAL ESTATE, LEAMINGTON SPA, CV34 6TD

To Rent: £12 per sq ft

2,500 sq ft (232.26 sq m)

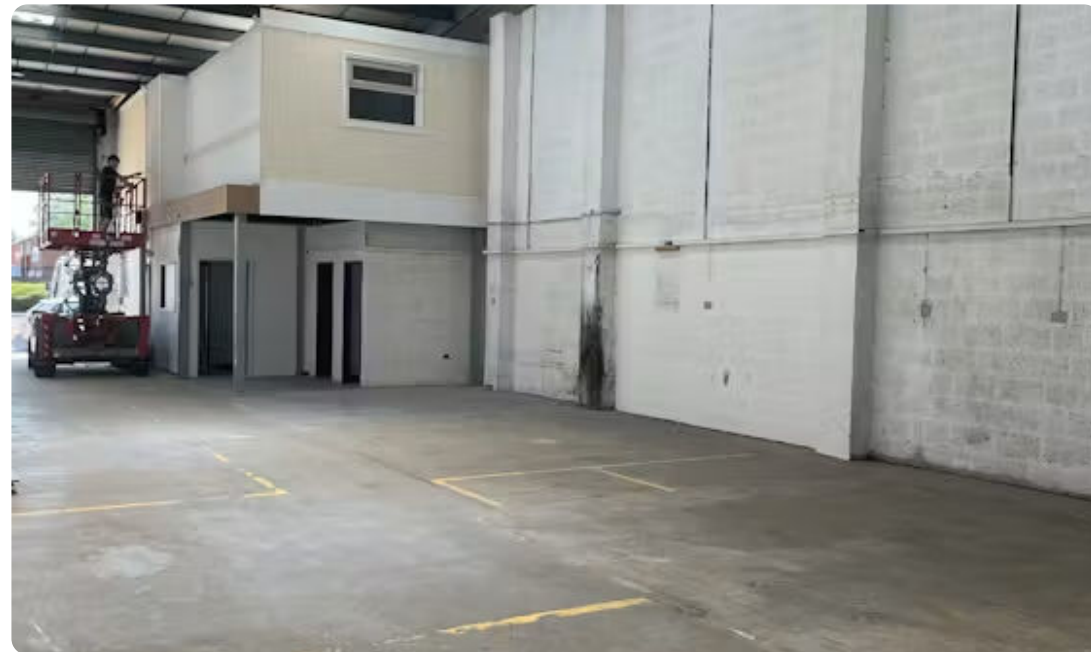
Description

15-29 Hurlbutt Road comprises a terrace of eight modern industrial/warehouse units benefitting from dedicated parking and loading facilities to the front elevation.

Each unit is fitted to a high specification, incorporating office accommodation, roller shutter loading doors, male and female WC facilities, kitchenette provisions and fluorescent strip lighting. The units also benefit from an eaves height of approximately 5.25m (17 ft), providing excellent operational flexibility.

Summary

- Modern light industrial and warehouse accommodation
- Well-presented units incorporating reception areas, office space and kitchen facilities
- Full-height roller shutter loading doors with approximately 5.25m eaves height
- Allocated on-site parking provided with each unit
- Established Heathcote Industrial Estate location, conveniently situated close to Leamington Spa town centre

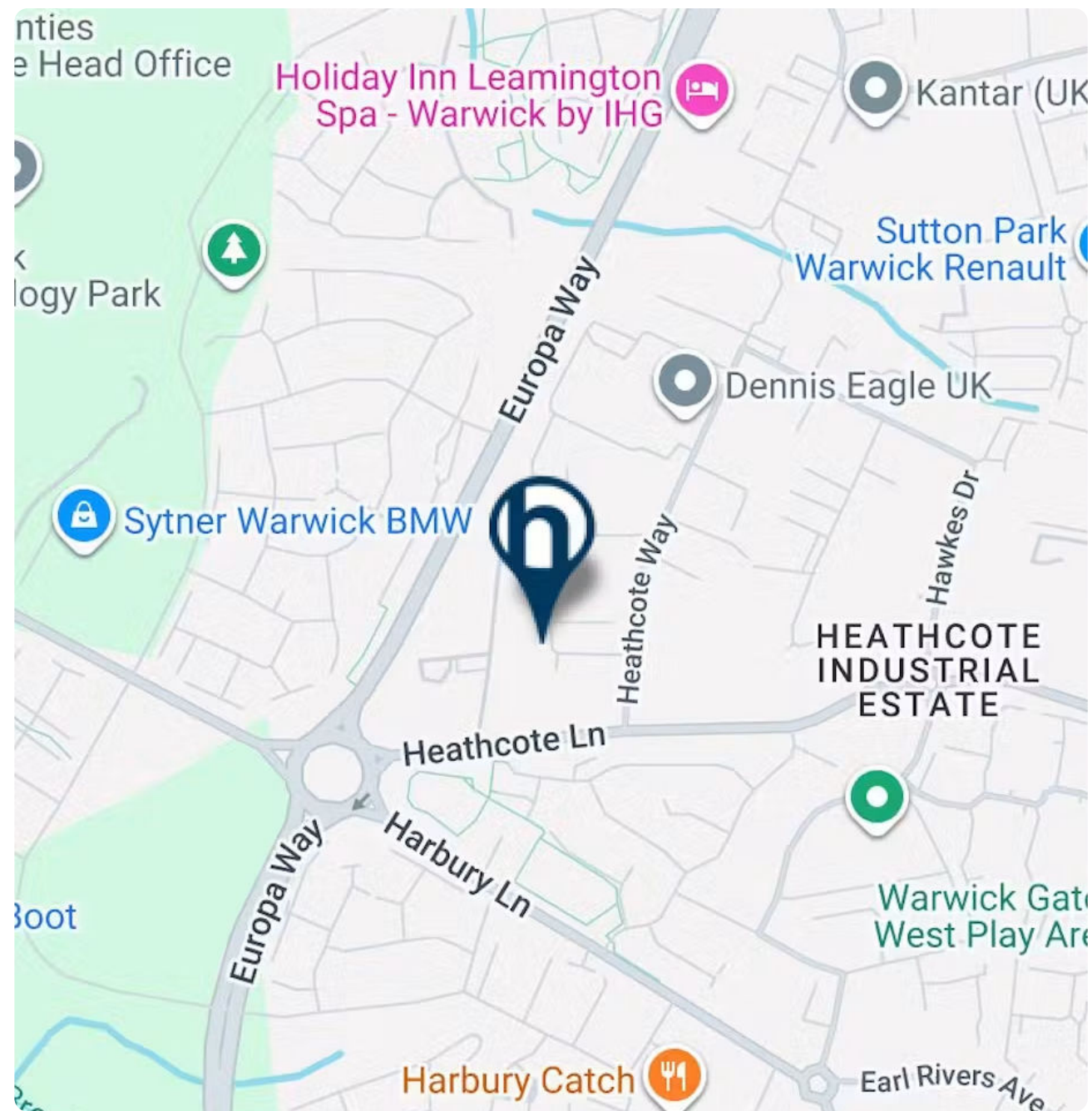


Location

Hurlbutt Road is situated between Bird Road and Blick Road, both of which are accessed from Heathcote Way. The property forms part of the established Heathcote Industrial Estate, located approximately 2 km south of Leamington Spa town centre.

The estate benefits from its close proximity to Tachbrook Park, a successful mixed-use development comprising modern offices and industrial accommodation, while Shires Retail Park lies nearby, offering a wide range of retail amenities.

Excellent transport links are available, with Junctions 13 and 14 of the M40 motorway approximately 5 km to the south and Warwick town centre located around 4 km away.



TERMS

Terms to be agreed.

RENT

£12 per sq ft

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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