



FOR SALE / TO LET

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

- End Terrace Industrial / Warehouse Unit.
- Full Mezzanine Floor Cover.
- Available For Sale or To Let with Vacant Possession.
- Excellent location, close to Leamington Spa Town centre.
- Eaves height of 5.48m & 3 phase electricity supply.
- Accommodation Available:

Ground Floor Gross Area:

2,453 sq ft (227.89 sqm) Plus 2,453 sq ft mezz

Rent £49,000 per annum

Sale Price £495,000

Location

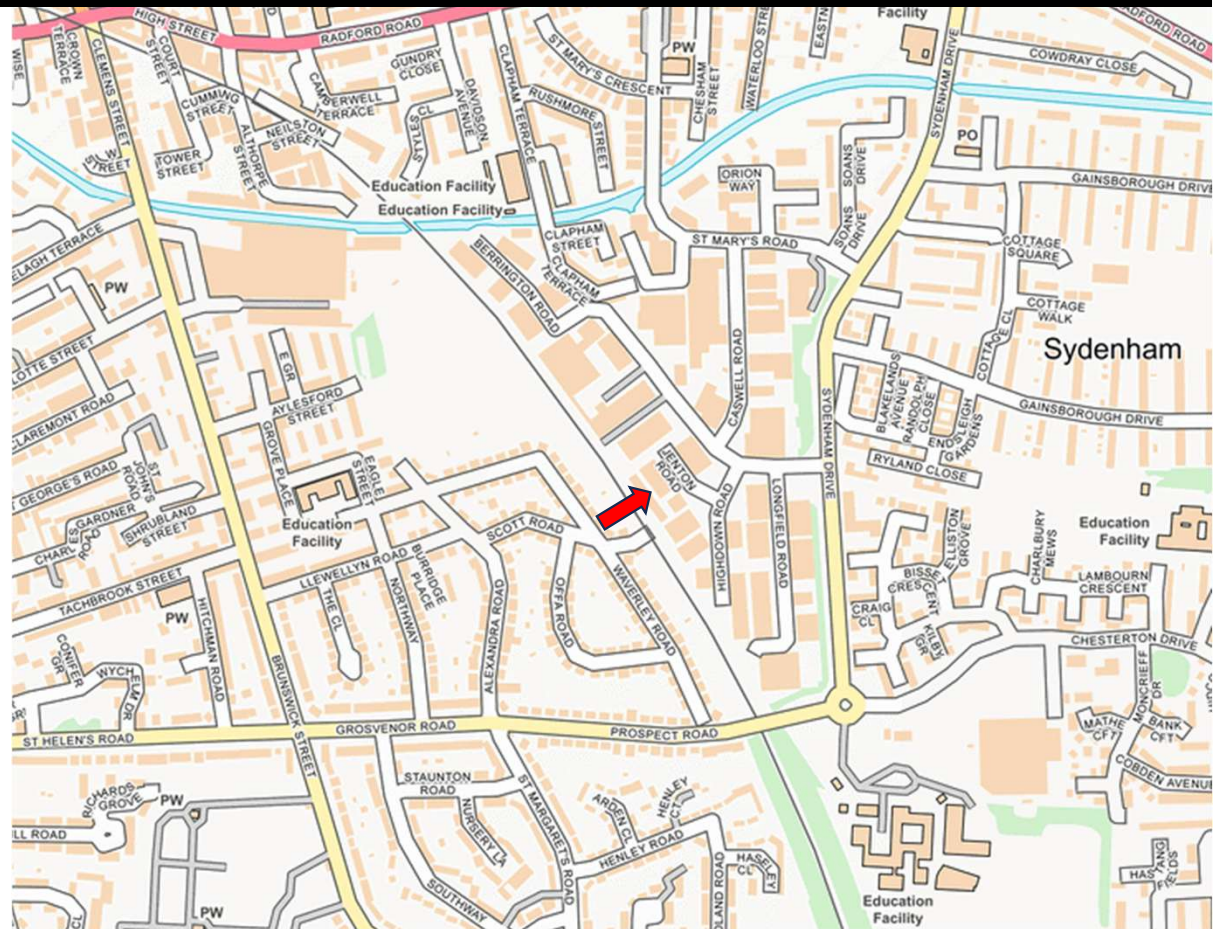
Sydenham Industrial Estate is situated on the south side of Leamington Spa and accessed from the A425 Leamington Spa / Daventry Road.

The Estate is well established with several units built during the 1970's and 80's.

Leamington Spa Town Centre is within easy reach as is Junction 15 of the M40. The unit is located at the far end of Jenton Road, a cul-de-sac leading from Highdown Road / Berrington Road.

Description

- End terrace of a block of 4 comprising a single span property of steel portal frame construction with cavity brickwork.
- Pitched roof covered by insulated corrugated cement sheeting with translucent roof panels.
- Eaves height of 5.48 metres (18 feet).
- Mezzanine floor throughout providing additional office / production / storage facilities at first floor level.
- Upgraded LED lighting.
- Heating by central heating system.
- Tiled/ solid concrete floor.
- Roller shutter door: 4.2m x 3.88m
- Warehouse measurements: 21.05m x 10.43m
- Approximately 4 car parking spaces provided to the front of the unit.







Accommodation	Sq Ft	Sq M
Ground Floor (with male and female toilets off)	2,453	227.89
First Floor	2,453	227.89
Total	4,906	455.78

Services

We understand that all mains services are connected to the property and in addition, air conditioning is installed however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Industrial Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £29,000 (1 April 2023 to present)
Rates Payable: £14,471.00 per annum.

EPC

83D - A copy can be made available upon request.

Tenure

The unit is available either freehold or leasehold:-

Freehold: £495,000. No VAT.

Leasehold £49,000 per annum on a new Full Repairing and Insuring lease for a term to be negotiated.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:-

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