



Wareing & Company
Commercial Property Experts

TO LET

Ground floor
office / retail unit.



9-11 Longfield Road, Sydenham Industrial Estate,
CV31 1XB

357 sq ft (33.9m²)

Rent ex. VAT **£ 15,000 p.a.**



Property Highlights

- » Modern office / retail space with plenty of natural light.
 - » Suspended ceiling with LED lighting.
 - » On-site parking.
 - » Suitable for a wide range of Class E Occupiers.
 - » Established commercial location approximately 1.5 miles east of Leamington Spa town centre.
 - » Water bill included.
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Location

Strategically positioned on the established Sydenham Industrial Estate, the property occupies one of Leamington Spa's principal commercial locations, home to a wide range of trade counter, industrial, warehouse and office occupiers.

This central position makes the building suitable for a wide range of Class E occupiers.

Leamington Spa benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.



Accommodation

Space	sq ft	sq m
Office	357	33.9

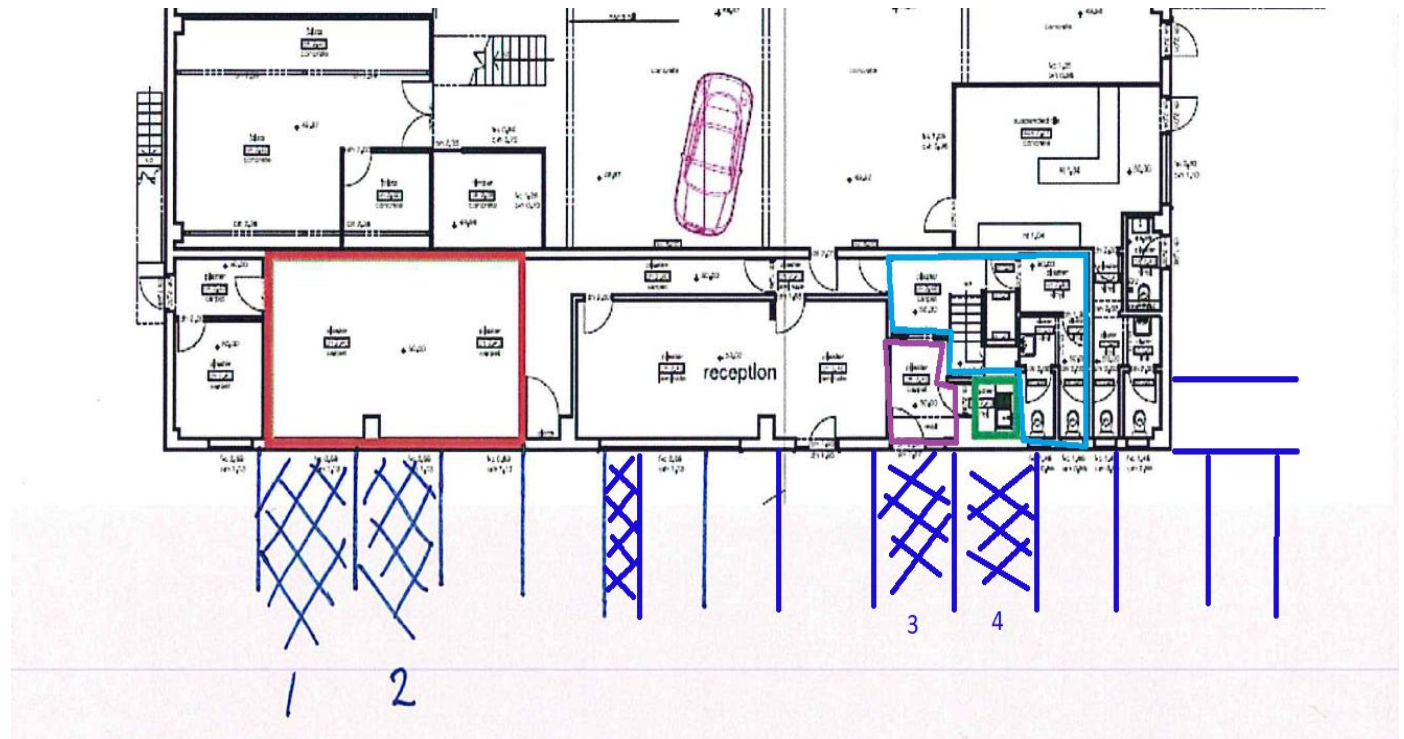
Description

The property comprises a modern, self-contained office suite situated on the established Sydenham Industrial Estate, offering high-quality accommodation suitable for a range of office and business occupiers highlighted in red.

The accommodation has been finished to a modern specification, providing predominantly open-plan office space.

The suite benefits from excellent natural light through double-glazed aluminium windows, suspended ceilings incorporating recessed LED lighting, modern wood-effect flooring and a neutral decorative finish, creating a bright and professional working environment.

Toilets are situated in the highlighted green area of the site plan through the communal area detailed in purple.





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Services

We understand that all mains services are connected to the property 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 (Commercial, Business and Service) purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D97 - A copy can be made available upon request.

Business Rates

Rateable Value: £3,100

Service Charge

TBC

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of **£15,000 per annum** exclusive of Business rates and all other outgoings.

The property is elected for VAT purposes.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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