



For Sale Freehold

4 Berrington Road

Sydenham Industrial Estate
Leamington Spa • CV31 1NB

- Industrial unit available end of June 2026.
- 5 metre eaves height.
- Concrete forecourt / car parking.
- Ground floor / mezzanine offices.

Warehouse – 3,520 sq ft

Ground floor offices – 2,107 sq ft

Mezzanine offices - 2,107 sq ft

Total GIA - 7,734 sq ft (720 sqm)



Location

The property is situated on the established Sydenham Industrial Estate, approximately 1 mile east of Royal Leamington Spa town centre, one of Warwickshire's principal commercial and residential centres.

The estate benefits from excellent road connectivity with the A425 providing links with Rugby, Northampton, Daventry and the M1 Motorway, whilst the M40 lies approximately 4 miles to the southwest offering direct links with the Midlands and Motorway network generally.

The town has the benefit of a railway station with direct links to London Marylebone and Birmingham New Street, whilst Birmingham International Airport is located approximately 15 miles to the northwest of the town.

Description

Specification includes:-

- Brick and clad external walls, single portal frame construction.
- Suspended strip lights in main warehouse.
- 3 phase power, ground mounted blower unit (oil fired).
- 5 metre eaves height.
- Roller shutter door to side elevation.
- Ground floor and mezzanine offices, kitchenette / break out area.
- Air conditioning.
- UPVC double glazed windows.
- Burglar alarm panel.
- Forecourt and car parking area.
- Car charging point.



Accommodation	Sq Ft	Sq M
Warehouse	3,520	328
Ground Floor Offices	2,107	196
Mezzanine Offices	2,107	196
Total	7,734	720

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

Business Rates

Rateable Value: £68,000 (2026 Rating List)
 Rates Payable £32,640 per annum

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.

Quoting Price

Offers in excess of **£850,000** invited for the freehold.

EPC

C62 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill@wareing.co



Jonathan M Blood MRICS

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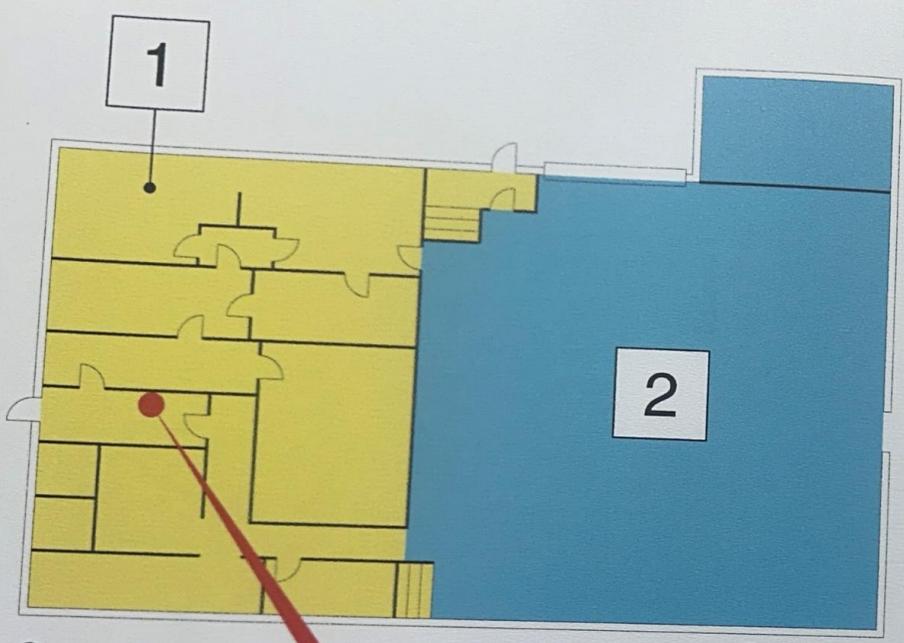


Wareing & Company

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 Leamington Spa Warwickshire CV32 4LY

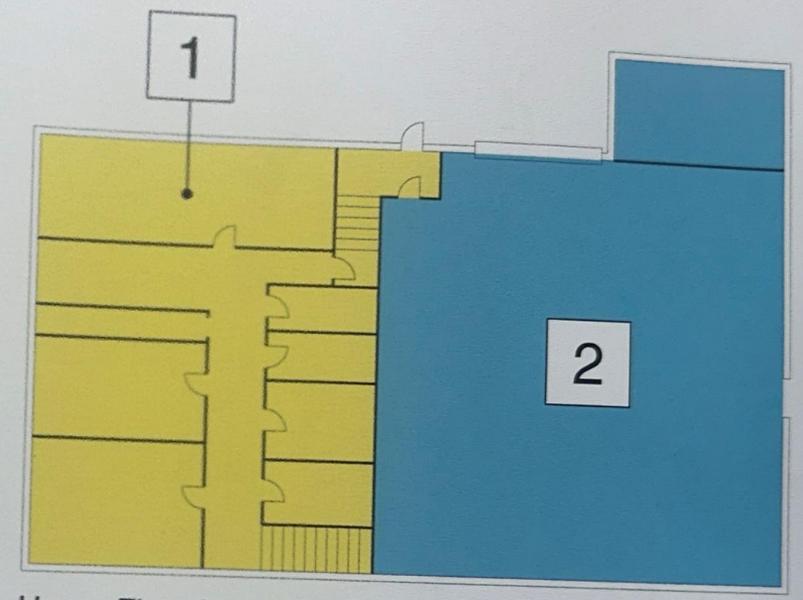
www.wareing.co





Ground Floor

You Are Here



Upper Floor Mezzanine