



For Sale / To Let

Unit 4 Hermes Court

Hermes Close • Tachbrook Park •
Warwick • CV34 6NJ

- Extensive modern production / warehouse building.
- Excellent natural light and 9 metre eaves.
- Extensive fitout incorporating test cells and range of ground and mezzanine floor offices.
- Gas central heating and air conditioning.
- Good parking and loading access.
- Accommodation Available:

GIA (including mezzanines)

14,546 sq ft (1,351.3 sqm)

Rent: £145,000 pax

Freehold Price: £1.75M



Location

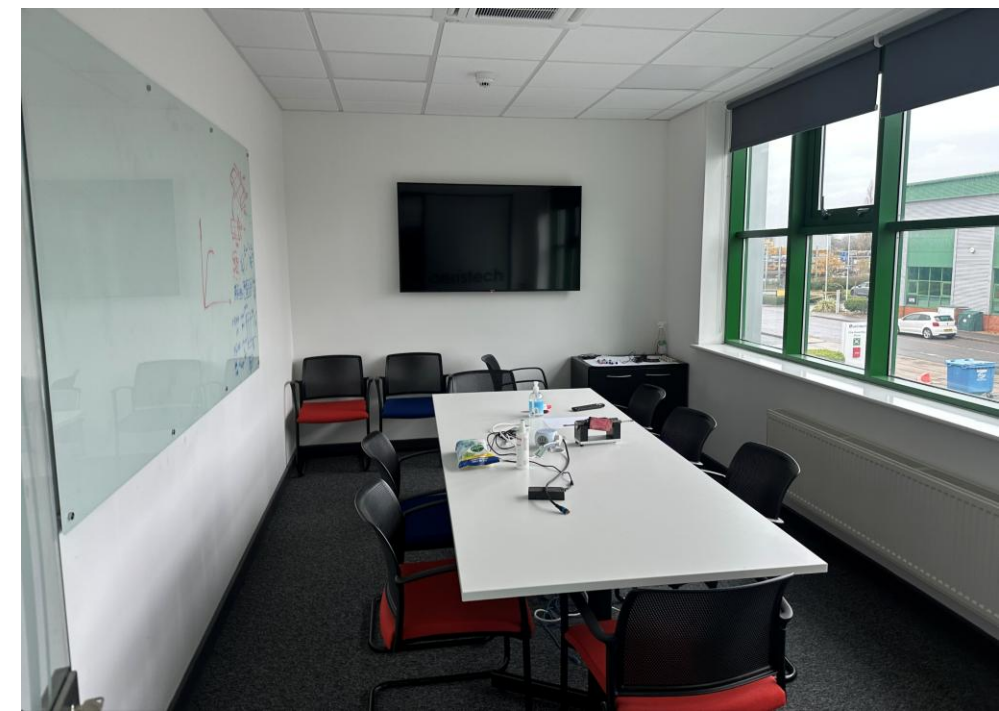
Hermes Close is a cul-de-sac off Tachbrook Park Drive on Tachbrook Park, the prime 132 acre mixed use Business Park located 2 miles south of Leamington Spa Town Centre. Junctions 13 and 14 of the M40 Motorway are within 3 miles and provide links to Banbury, the M4 and the M25 to the south and the extensive Midlands Motorway Network to the north, including the M42, M1, M5 and M6.

Description

Hermes Court comprises:

- Small development of high quality modern warehouse / production buildings.
- End of terrace building with steel portal frame construction and brick and blockwork external walls with metal cladding.
- Two storey original offices are provided within, as well as extensive mezzanine flooring.
- Warehouse is built to an eaves height of approximately 9 metres, with concrete floor, electrically operated up and over loading door with internal air lock and two gas fired blower heaters.
- 3 Phase electric power is available.
- To the front of the building is a concrete forecourt and car parking spaces for approximately 21 cars.





Accommodation	Sq Ft	Sq M
Ground Floor	10,181	945.84
First Floor Mezzanine Office (front)	2,156	200.29
Left Hand Side Mezzanine Floor	1,385	128.66
Rear Mezzanine Store (above cells)	824	76.52
Total	14,546	1,351.31

Services

We understand that all mains water, gas, electricity and drainage services are connected to the site 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) within the Town & Country Planning Use Classes Order. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £85,500 (2023 Rating List)
Proposed Rateable Value from April 2026 £93,000
Rates Payable : £47,452 per annum

EPC

58C - A copy can be made available upon request.

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.

Tenure

The premises are available by way of a new full repairing and insuring lease at a rental of **£145,000 per annum**.

Alternatively, the freehold of the property is available at a price of **£1.75M**.

VAT

VAT will be payable upon the rent, freehold price and the service charge.

Service Charge

A service charge is levied to cover a proportion of the maintenance of the unadopted road and landscaped areas.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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