

For Sale

4 Berrington Road

Sydenham Industrial Estate
Leamington Spa • CV31 1NB

- Freehold Semi-detached Industrial/Warehouse unit
- 5 Meter Eaves
- Available end of June 2026.
- Excellent location, close to Leamington Town Centre
- Concrete forecourt / car parking.
- Accommodation Available:

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

OIEO £825,000

Wareing & Company

01926 430700 • www.wareing.co



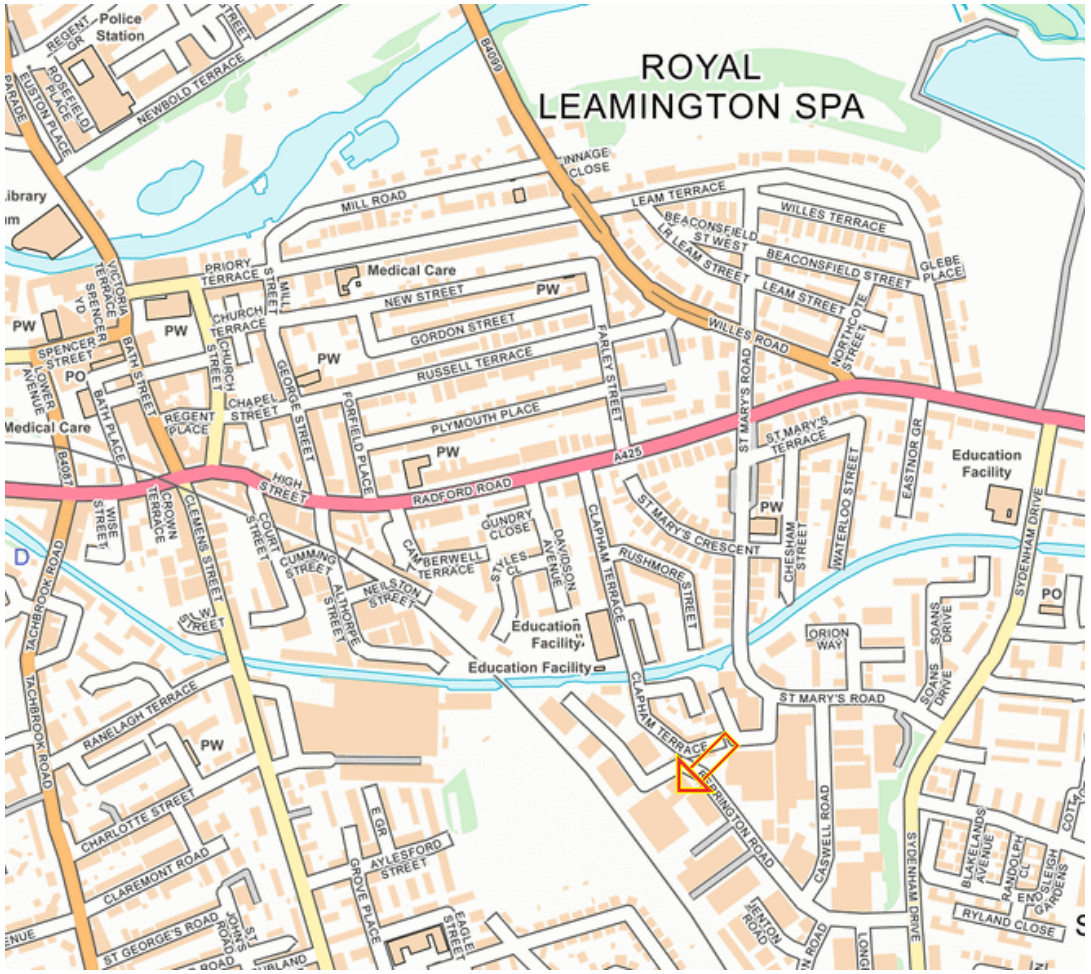
Location

Unit 4 is situated on Berrington Road within the established Sydenham Industrial Estate, one of Leamington Spa's key commercial and industrial locations. The estate is home to a strong mix of manufacturing, engineering, warehousing, and trade counter occupiers, benefiting from excellent local labour supply and consistent occupational demand.

The property lies approximately 1.5 miles south-east of Leamington Spa town centre, providing quick access to the town's retail, business, and residential catchments. Surrounding uses include a range of industrial and service-led operations, creating a well-established commercial environment.

Connectivity is strong, with easy access to the A452, A425 and A46, and the M40 (J13 & J14**)** within a short drive, supporting regional distribution and commuter access. Leamington Spa Railway Station offers regular services to Birmingham, Coventry, and London.

Royal Leamington Spa is a thriving Midlands town with a diverse economic base, strong engineering and automotive supply chains, and a skilled workforce — making it an attractive location for industrial occupiers and investors.





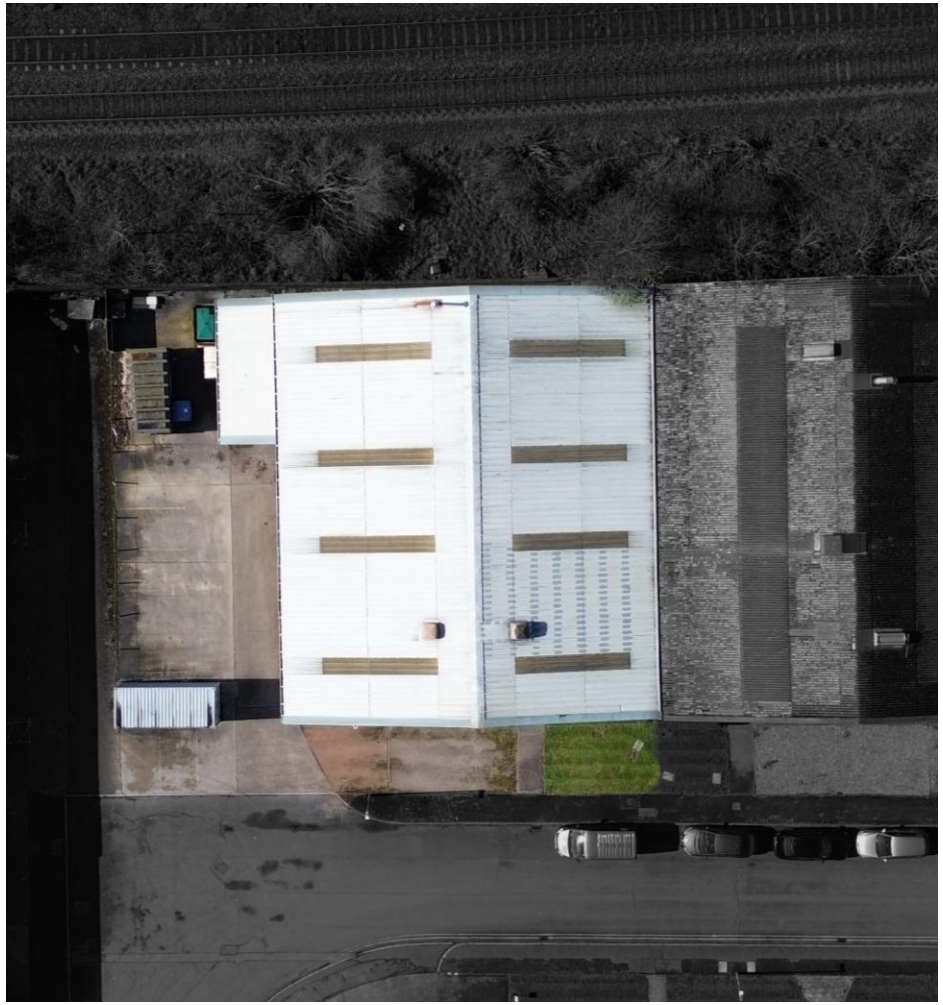



Description

The property comprises:

• Semi-detached industrial warehouse unit of steel portal frame construction with surmounted brickwork and profile-clad elevations and roof
• 5m eaves height providing excellent internal working clearance
• Side-elevation roller shutter door, uPVC double-glazed windows and an extended single-storey projection incorporating a personnel access door
• Ground floor layout includes a mix of office and open warehouse accommodation, together with WCs and a teapoint
• First-floor mezzanine deck providing additional office space and a fitted kitchen
• Offices are carpeted, neutrally decorated and benefit from air-conditioning and LED lighting
• Warehouse specification includes a painted concrete floor, LED strip lighting and an oil-fired blower heater
• Forecourt and parking to the front of the premises, with a further yard area to the side

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











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

EPC
C62 - A copy can be made available upon request

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

Tenure
The property is available freehold**.**

Price
Offers in excess of **£850,000**

VAT
VAT is not applicable

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:

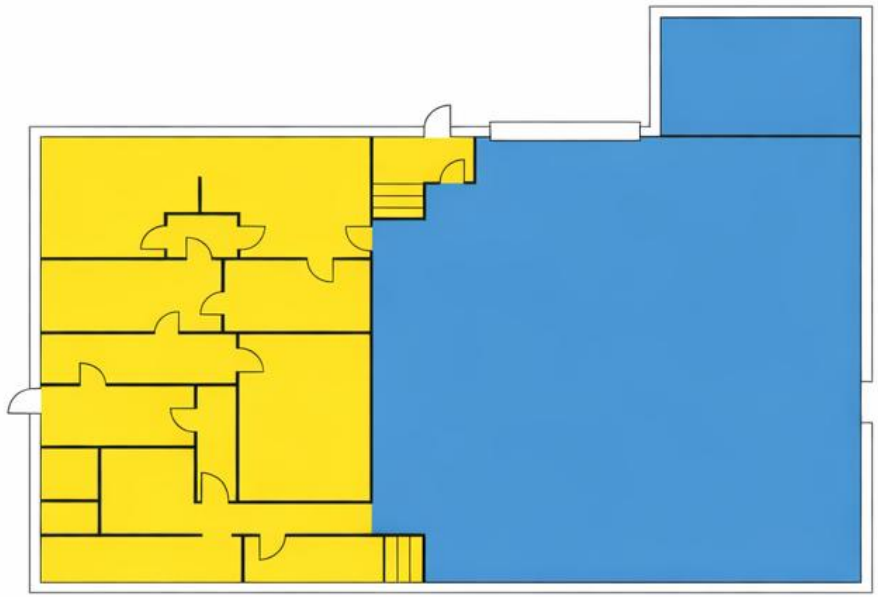
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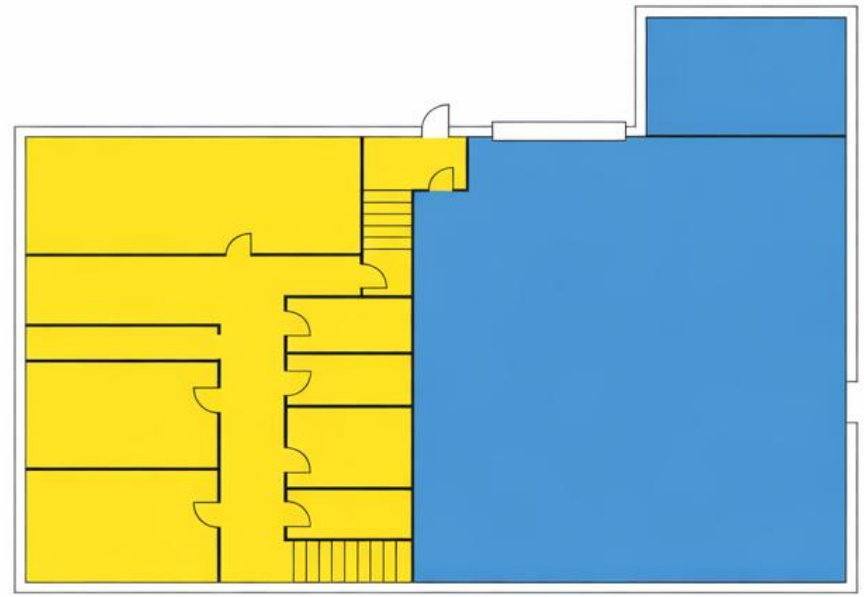
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RICS

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Ground Floor



Upper Floor Mezzanine