

**TO LET MODERN INDUSTRIAL /
WAREHOUSE UNIT
TO BE REFURBISHED
11,393 SQ FT (1,058 SQ M)**

**DUE TO BE
REFURBISHED**

**AVAILABLE
FEBRUARY
2026**

TROJAN BC



Prominent Location



Yard to rear



Excellent Access to M40 (J13 & J14)



Suitable for Trade Counter Use

**UNIT 2 TROJAN BC
TACHBROOK PARK DR
LEAMINGTON SPA CV34 6RS**

TROJAN BUSINESS CENTRE

The unit is due to be refurbished and will be available from February 2026. The property comprises a semi-detached warehouse unit of steel portal frame construction. The pitched roof features profiled metal sheet cladding incorporating GRP roof lights. The elevations are clad with profiled metal cladding. There is car parking to the front and a concrete yard area to the rear.

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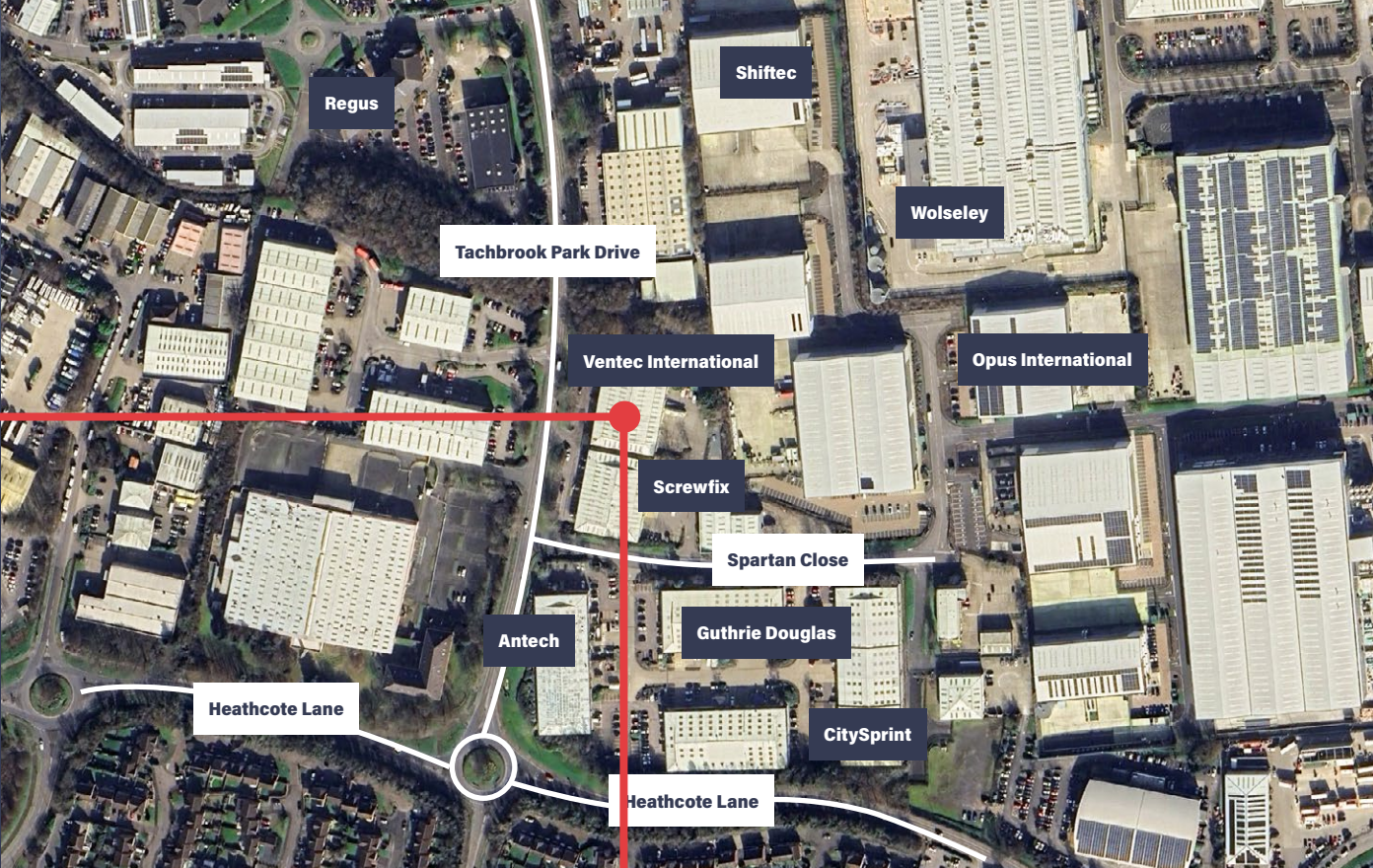


TROJAN BUSINESS CENTRE

The unit is accessed via a pedestrian door at the front and both a roller shutter door and pedestrian door to the rear yard. The warehouse benefits from an approximate eaves height of 5.5m. Upon completion of the works, the warehouse will provide 8,533 sq ft of accommodation, supplemented by 2,806 sq ft of ground and first floor office space.

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LOCATION

Trojan Business Centre is accessed off Tachbrook Park Drive which links into Heathcote Lane situated between the popular Tachbrook Park Industrial Estate and Heathcote Industrial Estate.

The property provides easy access to Junctions 13 and 14 of the M40 motorway (approximately 3 miles away) which in turn provides access to the Greater Midlands Motorway Network.

BY CAR

J13-14 M40	3-4 miles / 6-8 mins
Birmingham	36 miles / 43 mins
Coventry	12.7 miles / 22 mins
Oxford	50 miles / 1 hour
London	95 miles / 1 hour 50 mins

BY TRAIN

Birmingham	36 mins
Coventry	11 mins
Oxford	36 mins
London	1 hr 22 mins





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ACCOMMODATION

Ground Flr Office	1,408 sq ft	130 sq m
1st Flr Office	1,452 sq ft	134.9 sq m
Warehouse	8,533 sq ft	792.7 sq m
Total	11,393 sq ft	1,058.44 sq m

RENT

POA.

TERMS

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

VAT

VAT chargeable at the current rate.

SERVICE CHARGE

An estate service charge will be levied to cover a proportion of the upkeep and maintenance of the communal areas.

RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Further information can be found at www.gov.uk/find-business-rates

EPC

Targeting EPC rating B.

FURTHER INFORMATION

Contact owner direct:



Sarah Lindsay
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4thindustrial.com

VIEWINGS

Strictly via sole agents:



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