

TO LET

10 Highdown Road

Sydenham Industrial Estate
Leamington Spa • CV31 1XT

- Modern Detached Industrial / Warehouse Building Available on Well Established Commercial Estate.
- Ground and First Floor Offices plus Mezzanine
- Eaves Height 4.75m
- Accommodation Available:

Floor Area: 12,287 sq ft
(1,141.50 sqm)

Rent: £100,000 per annum



Location

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

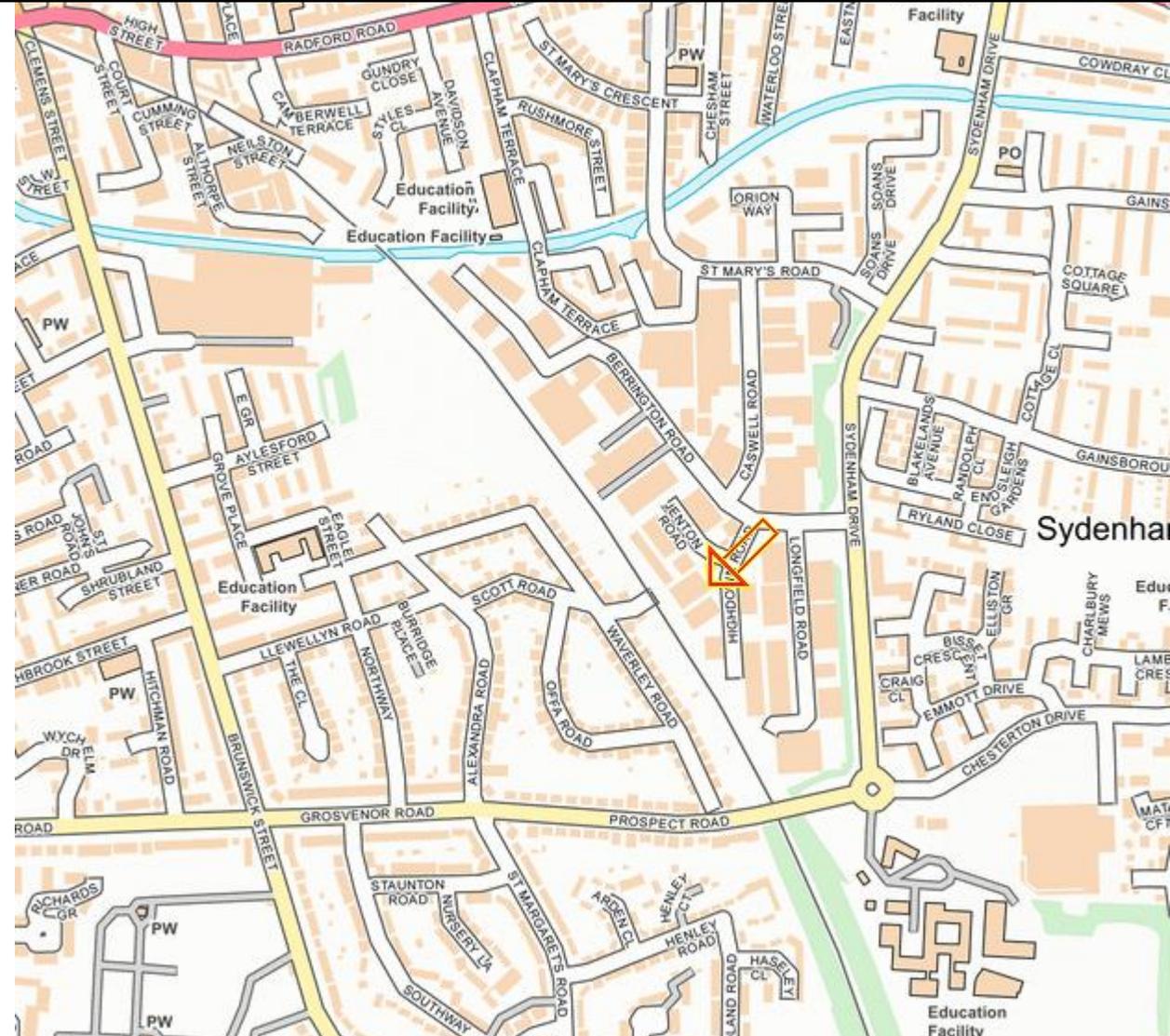
The well-connected estate offers excellent access to the regional road network. The A425 provides direct routes to Rugby, Northampton, Daventry and the M1, whilst the M40 lies approximately 4 miles to the southwest ensuring swift links to the Midlands, London and wider national motorway system.

Leamington Spa benefits from strong public transport infrastructure. The town's railway station offers direct services to London Marylebone and Birmingham New Street, and Birmingham International Airport is located approximately 15 miles to the northwest providing convenient national and international connectivity.

Description

The property comprises:

- Detached modern warehouse / industrial building with 2 storey internal offices (to front).
- Office accommodation partitioned to form variety of offices, open plan staff and canteen area.
- Overall dimensions 36.45m x 25.47m.
- Fenced car park with 12 car parking spaces (marked).





Accommodation	Sq Ft	Sq M
Ground floor offices	902	84
First floor offices and mezzanine	2,827	262
Ground floor warehouse	8,558	795
Total	12,287	1141

Services

We understand that all mains services are connected to the property or available for connection however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The property has gas fired central heating.

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: £94,000 (2026 List)
 Rates Payable: £45,120 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.

Lease

The premises are held on a 10 year full repairing and insuring lease granted 1st October 2018 at a current rental of **£100,000 per annum**. The premises are available by way of an assignment of this lease or alternatively, a new lease may be granted on terms to be agreed for a longer term. The current lease is granted inside the Landlord & Tenant Act.

EPC

C75 - 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:

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