

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

**FULLY  
REFURBISHED**

**AVAILABLE  
IMMEDIATELY**

# TROJAN BC



Prominent Location (w3w/// deaf.roof.robots)



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 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.

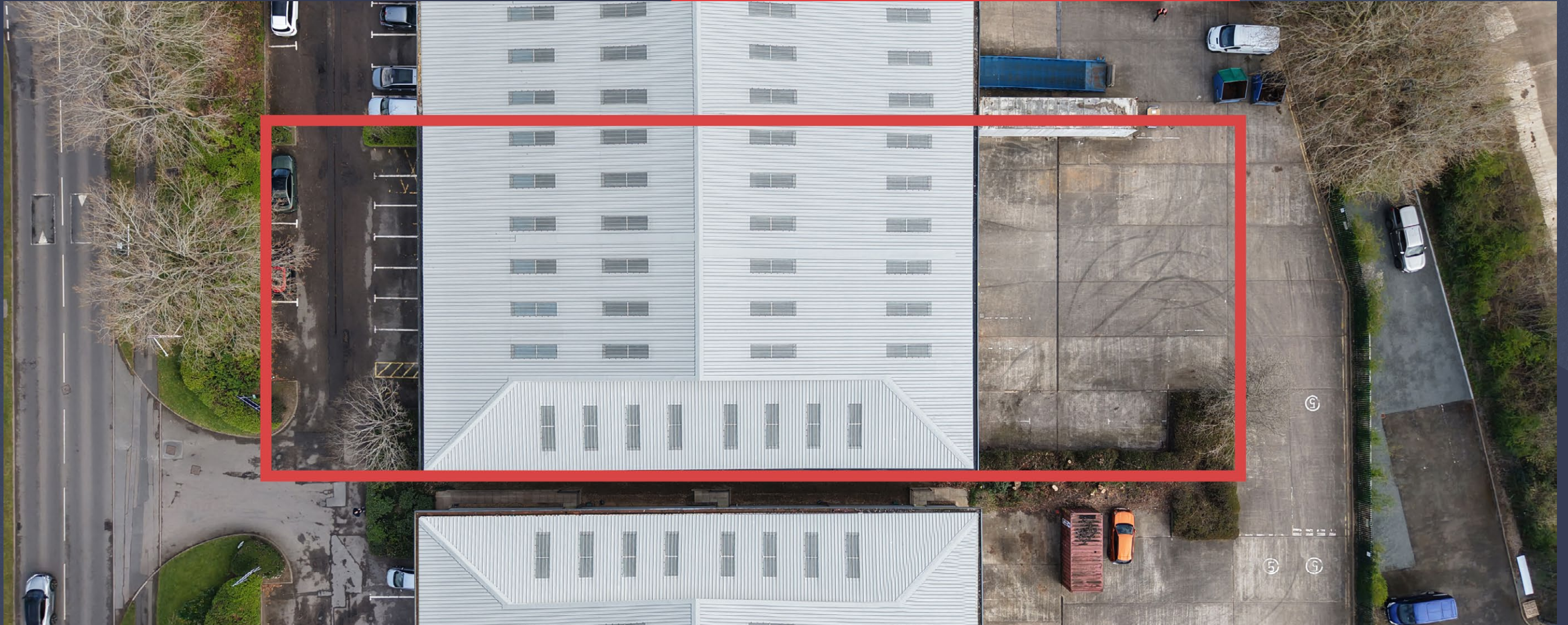
**UNIT 2 TROJAN BC  
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## TROJAN BUSINESS CENTRE

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

**BY TRAIN**

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





WOLSELEY

IRON MOUNTAIN

Wickes

gm

Pietro Fiorentini

BLADON

Delphi

UNIT 2 TROJAN BC

Guthrie Douglas

SCREWFIX

Spartan Close

Tachbrook Park Drive

Antech

Holiday Inn  
BY IHG

halfords TKmaxx next M&S Sainsbury's  
EST. 1884

currys

VOLVO

ALDI

CITY  
PLUMBING

Travis Perkins

RENAULT

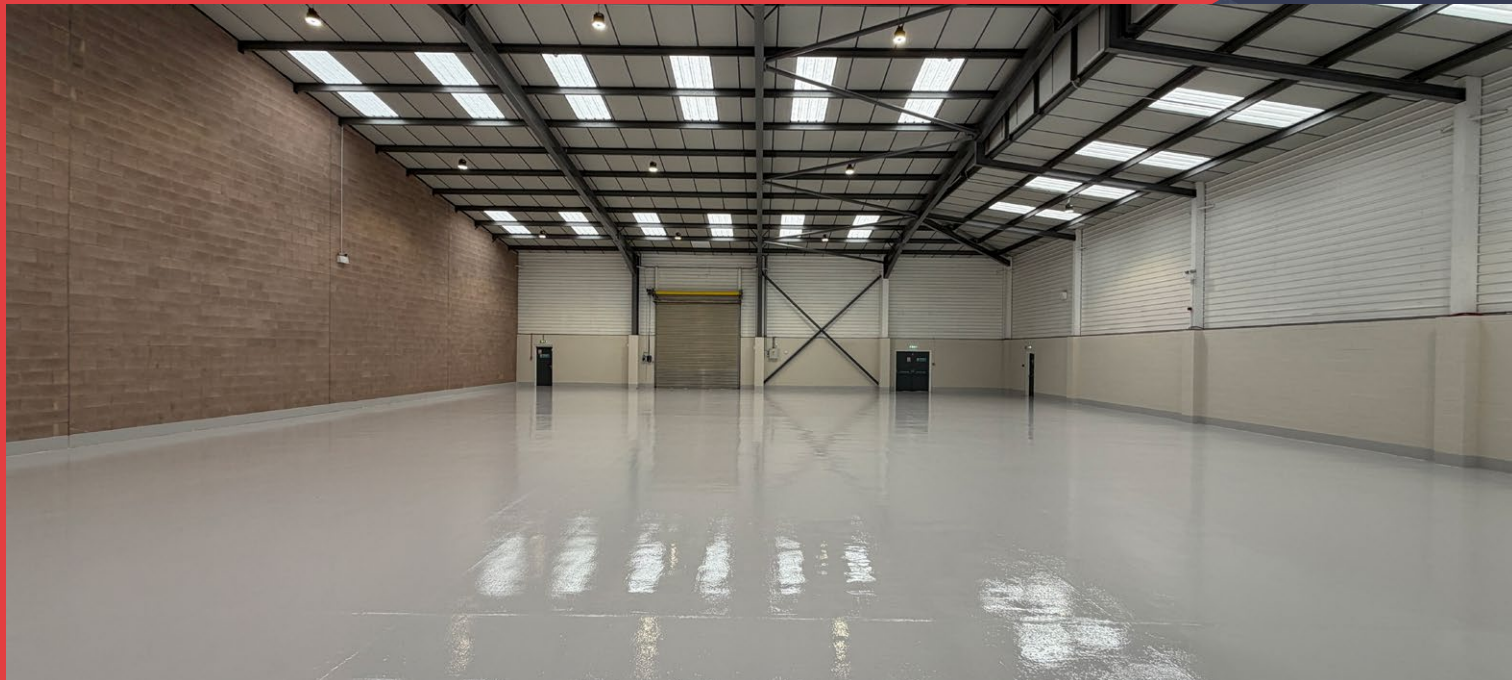
TOOLSTATION

UNIT 2 TROJAN BC

Tachbrook Park Drive

Spartan Close





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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
<b>Total</b>	<b>11,393 sq ft</b>	<b>1,058.44 sq m</b>

**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](http://www.gov.uk/find-business-rates)

**EPC**

Targeting EPC rating B.

**FURTHER INFORMATION**

Contact owner direct:



Tom Clough  
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07786214419

4thindustrial.com

**VIEWINGS**

Strictly via joint agents:



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