



Wareing & Company
Commercial Property Experts

TO LET

Newly
refurbished end
of Terrace
Industrial /
Warehouse Unit.



7D Jenton Road, Sydenham Industrial Estate, Leamington Spa, CV31 1XS

2,453 sq ft (227.89sqm) plus 2,453 sq ft
mezzanine

Rent ex. VAT **£62,500 p.a.x**



Property Highlights

- » Newly refurbished end of terrace warehouse unit.
 - » Full mezzanine floor cover.
 - » Excellent location close to Leamington Spa Town Centre.
 - » Eaves height of 5.48m.
 - » 3 Phase electricity supply.
 - » Excellent natural light with glazing to elevations.
 - » Separate office and meeting room.
 - » On site car parking.
 - » Available Q4 2026.
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For illustrative purposes only



Location

Sydenham Industrial Estate is situated on the south side of Leamington Spa and accessed from the A425 Leamington Spa / Daventry Road.

The Estate is well established with several units built during the 1970's and 80's.

Leamington Spa Town Centre is within easy reach as is Junction 15 of the M40. The unit is located at the far end of Jenton Road, a cul-de-sac leading from Highdown Road / Berrington Road.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.





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Accommodation

Space	sq ft	sq m
Ground Fl	2453	227.89
First Fl	2453	227.89
Total	4906	455.778

Description

End terrace warehouse unit (of a block of 4) comprising a single span property of steel portal frame construction with cavity brickwork.

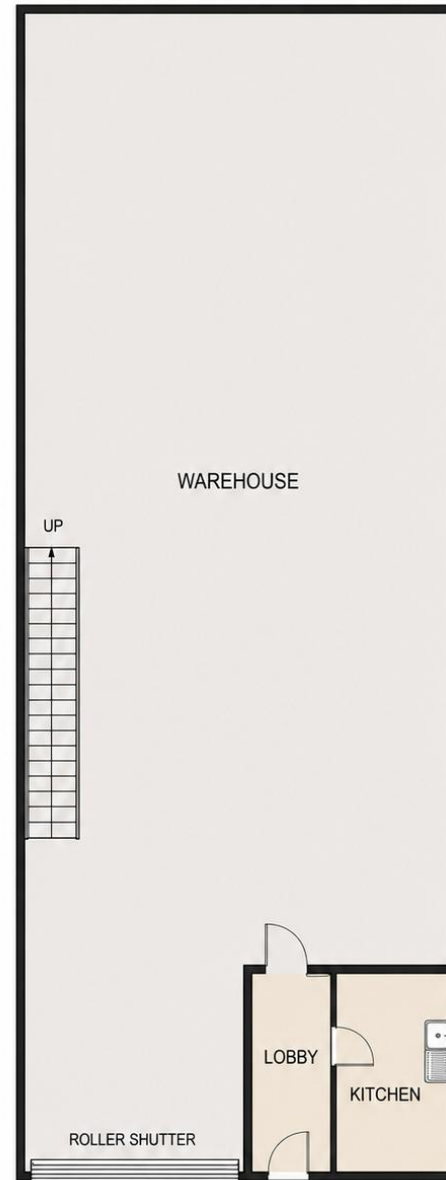
Pitched roof and upper elevations covered by new insulated profile cladding, incorporating translucent rooflights, double glazed windows and roller shutter door.

Eaves height of 5.48 metres (18 feet).

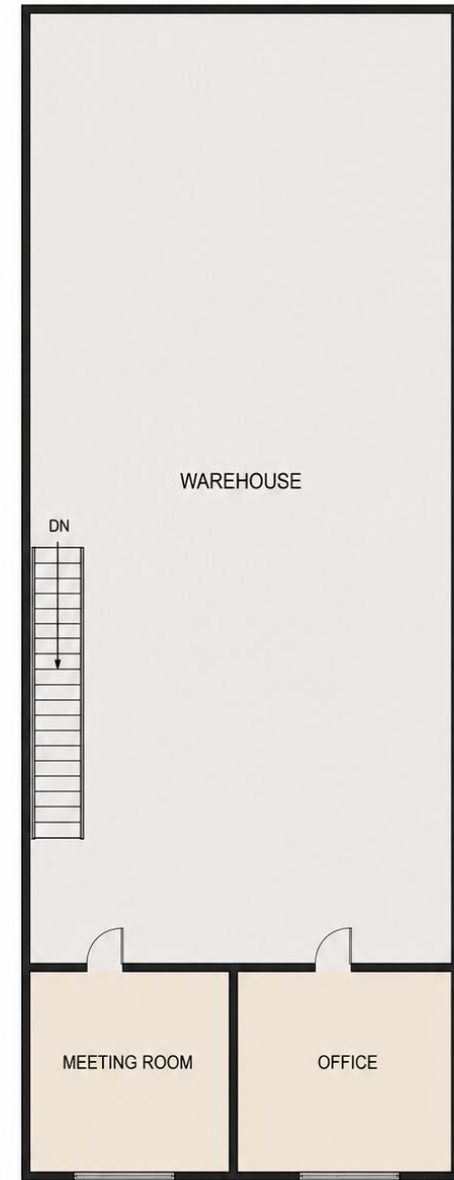
Mezzanine floor throughout providing additional office / production / storage facilities at first floor level.

Upgraded internal lighting.

Car parking provided to the front of the unit.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

For illustrative purposes only



Services

We understand that electricity, water and drainage 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 (Commercial, Business and Service) purposes.

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

Business Rates

Rateable Value: £36,500 (2026 List)
Rates Payable: £15,768

EPC

To follow upon completion of works.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £62,500 per annum exclusive of Business rates and all other outgoings. The property is elected for VAT purposes.

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.

Arrange a viewing

Strictly by prior arrangement
with the sole agent.



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