

# For Sale Freehold

## 5-8 Longfield Road

Sydenham Industrial Estate  
Leamington Spa • CV31 1XB

- Detached Industrial / warehouse available on well established Estate.
- 4.6 metre eaves height.
- Electric roller door and 3 Phase electricity.

**Ground floor GIA: 14,835 sq ft (1,378 sqm)**

**First Floor offices: 285 sq ft (26.5 sqm)**

**Mezzanine: 1,208 sq ft (112 sqm)**

**Sale Price: £1.795M**





### 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.

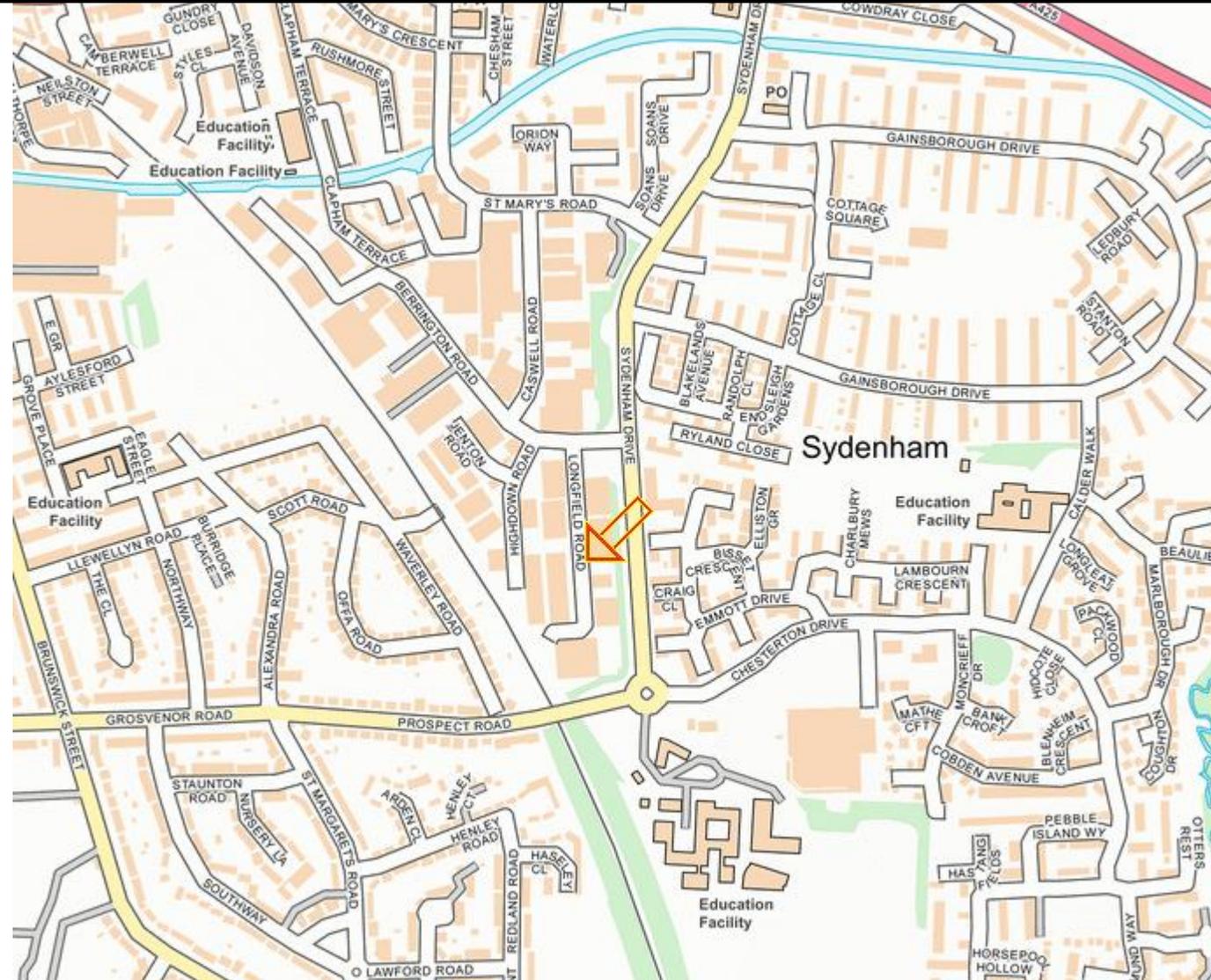
The well-connected estate offers excellent access to the regional road network. The A425 provides direct routes to Rugby, Northampton, Daventry and the M1, whilst the M40 lies approximately 4 miles to the southwest ensuring swift links to the Midlands, London and wider national motorway system.

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

Specification includes:-

- Detached industrial / warehouse premises of brick construction with clad upper elevations.
- Palisade fencing to yard area.
- Single steel portal frame warehouse with insulated / clad roof.
- Designated trade counter area.
- Brick built warehouse office.
- Mezzanine store area and first floor offices.
- Fitted kitchenette with range of units.
- Separate male and female WC' facilities.
- Electric roller shutter door.
- Mains 3 Phase power and gas supply.
- 4.6 metre eaves.



Accommodation	Sq Ft	Sq M
Warehouse	14,835	1,378
First Floor Offices	285	26.5
Mezzanine	1,208	112
<b>Total</b>	<b>16,328</b>	<b>1,516.5</b>

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

### Business Rates

Rateable Value: £84,000 (2026 Rating List)  
Rates Payable £40,320 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.

### Quoting Price

The property is available freehold at a quoting price of **£1,795,000**.

### VAT

TBC.

### EPC

D83 - 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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