

To Let

19 Rigby Close

Heathcote Industrial Estate • Warwick • CV34 6TH

- Refurbished Light Industrial/Warehouse Unit.
- Self-contained with office and WC plus roller shutter access.
- Extra storage or additional office on mezzanine.
- Popular courtyard development.
- Available on New Lease Immediately.
- Accommodation Available:

711 Sq Ft (66.06 Sq M) incorp Mezz of 184 sq ft (17.1 sqm)

Rent £11,500 pax

Location

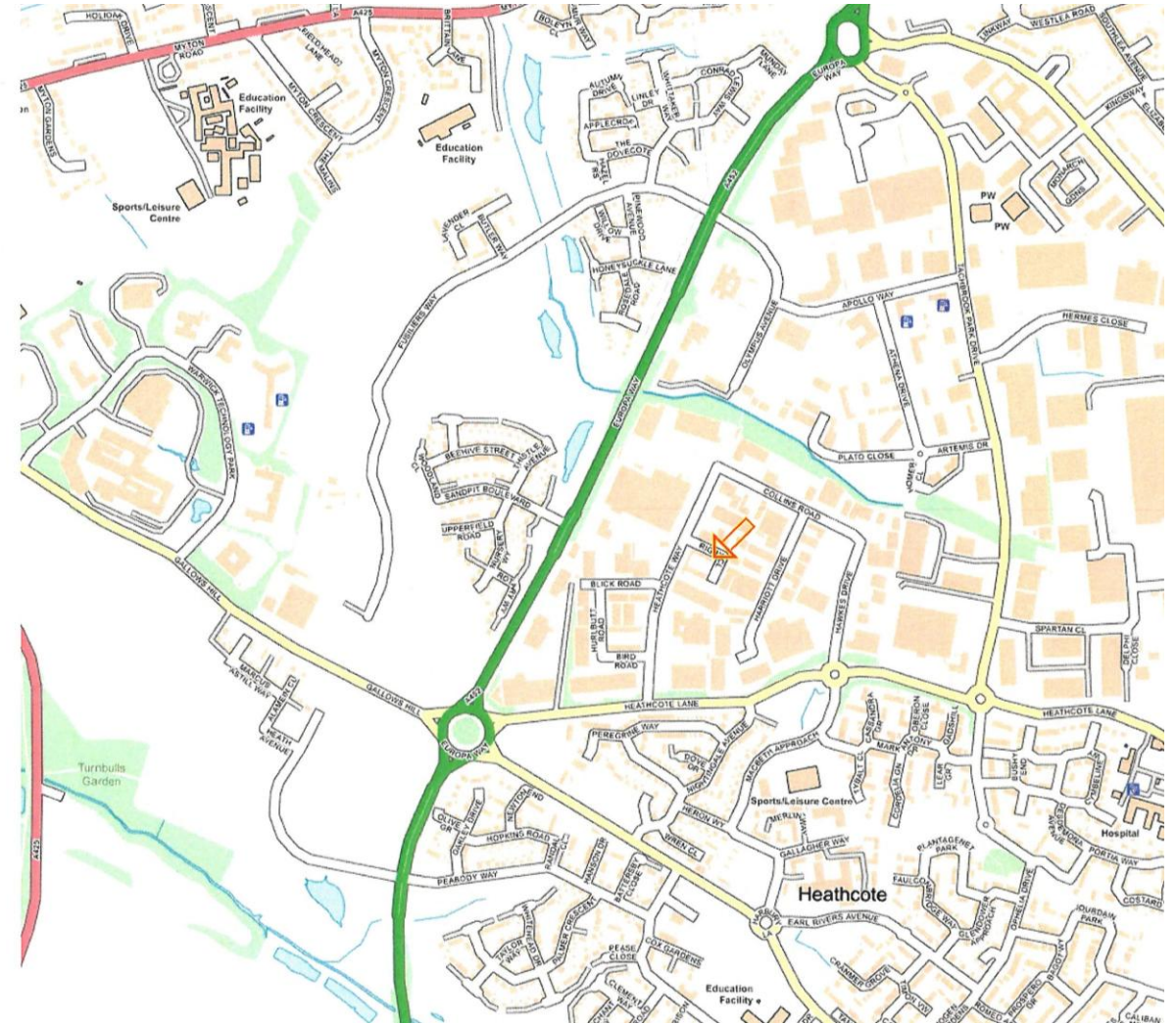
Rigby Close comprises a courtyard development of 20 Light Industrial/Warehouse units which are believed to have been constructed in the 1980's.

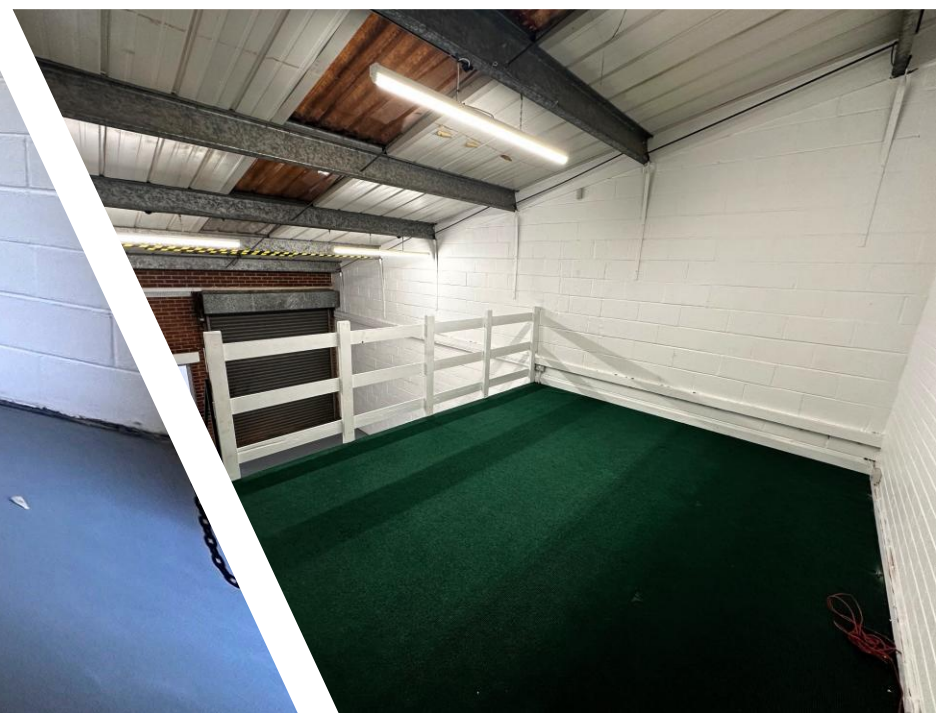
The development is located off Rigby Close which is accessed off Heathcote Way (the main estate road running through Heathcote Industrial Estate, Warwick).

The Estate is situated to the south of Leamington Spa Town Centre, Southwest of Warwick and within 2 miles of junction 13 and 14 the M40 Motorway.

The units are within close proximity of Shires Retail Park which is home to occupiers such as; M&S, Café Nero, Greggs and soon KFC but to name a few.

SAT NAV CV34 6TH





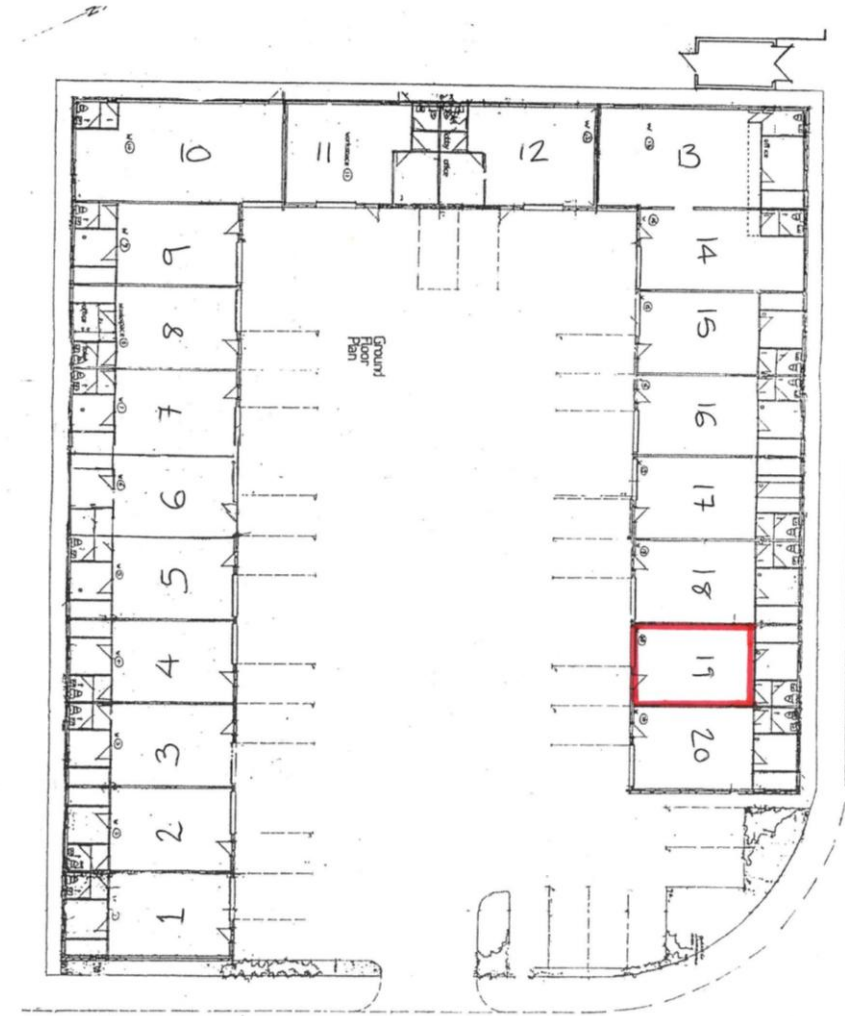
Accommodation

Unit	Size (Sq Ft)	Size (Sq M)	Rateable Value	EPC
19	711 (incorp Mezz 184)	66.06 (incorp mezz. 17.1)	£8,100	C64

Description

Specification Includes:

- Painted concrete floor
- LED lighting
- Roller shutter door (approx. 3m Height / 2.6 m wide)
- WC & office area
- Minimum eaves height of approximately 13'5" (4.0 m)
- Mono pitch roof rising towards the rear of unit with minimum eaves height of approximately 4.0 m
- Allocated car parking space in front of unit



FAQ's

Services

We understand that mains electricity, water & drainage are connected to the site 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 (g) (iii) industrial purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Automotive repair will not be accepted as a suitable usage.

Business Rates

It is believed occupiers may qualify for Small Business Rate Relief and therefore, may not be required to pay Business Rates. For confirmation of this, please contact the Business Rates Department at Warwick District Council on 01926 410410.

EPC's

Unit 19 – C64. A copy of the certificate can be made available on request.

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance and includes the annual buildings insurance. This currently runs at £700 Per Annum plus VAT and is re-charged quarterly in advance.

Furthermore, tenant will be charged directly for surface water run-off which is approximately £200 per annum.

Tenure

The property is available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

Quoting Rent **£11,500 per annum** (VAT is not applicable on the rent).

Rent Deposit: equivalent 3 months rent i.e. £2,875.

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.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700

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