# UNIT 6 TITAN BUSINESS CENTRE MODERN INDUSTRIAL UNIT 7,773 SQ FT (722.14 SQ FT)

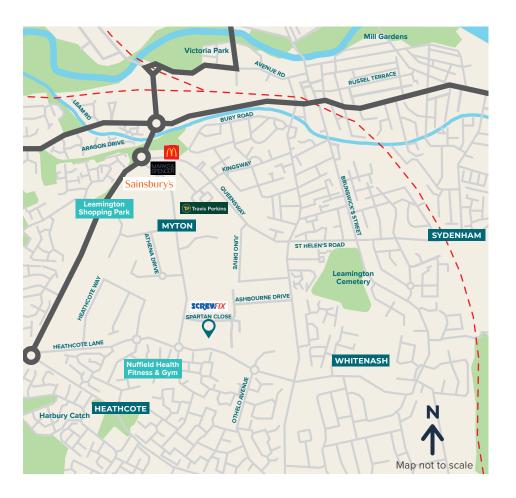


#### **LOCATION**

Titan Business Centre is accessed off Spartan Close which in turn is located off Tachbrook Park Drive which links into Heathcote Lane situated in between the popular Tachbrook Park Industrial Estate and Heathcote Industrial Estate.

The property provides quick access to Junctions 13 and 14 of the M40 motorway (approximately 3 miles away) which in turn provides access to the wider Midlands Motorway Network.

The units are situated approximately 2 miles south of Leamington Town Centre and 3 miles south west of Warwick Town Centre.



- Established Industrial Estate
- Steel Portal Frame Construction
- 5.7m To Underside Of Haunch
- Heating and Lighting
- Electrically Operated Roller Shutter
   Door (4.5m Height x 4m Width)

- Well Specified Two Storey Offices
- WC's and Kitchenette Facilities
- On Site Parking For 11 Car Spaces
- Secure Barrier Controlled Entry System



### **DESCRIPTION**

Titan Business Centre comprises a development of ten industrial / warehouse units ranging in size from 6,800 to 30,000 sq ft all set within secure grounds with 24/7 gated access.

## **FLOOR AREAS**

| Floor              | sq ft | sq m   |
|--------------------|-------|--------|
| Ground - Warehouse | 5,738 | 533.08 |
| Ground - Office    | 1,119 | 103.96 |
| lst - Office       | 916   | 85.10  |
| Total              | 7,773 | 722.14 |











## **TERMS**

The property is available by way of an assignment or sub-lease of an existing lease to expire 25th May 2031. Alternatively, a new lease directly with the landlord is possible, subject to agreement of terms.

#### **RATES**

The Rateable Value for the property in the 2023 list s £64,500. Interested parties are advised to make enquiries regarding business rates to Warwick District Council on: 01926 456760

#### **SERVICE CHARGE**

There is an estate service charge levied to cover the cost to the external communal areas.

#### **EPC**

EPC rating of C-71

#### **VIEWING**

Strictly by appointment through the joint agents:

#### **JOSEPH WILSHAW**

M: 07917 647 213 T: 01925 20 50 60

E: joseph.wilshaw@rvw<u>cs.co.uk</u>

#### JON RYAN-GILL

M: 07961 820 757 T: 0121 401 1604

E: jrg@garrisonrealestate.co.uk







Misrepresentation Act/Copyright/Disclaimer: Copyright © Roberts Vain Wilshaw and Garrison Real Estate Limited. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Roberts Vain Wilshaw and Garrison Real Estate Limited. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them. July 2025