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UNIT 6 TITAN BUSINESS CENTRE

MODERN INDUSTRIAL UNIT 7,773 SQ FT (722.14 SQ FT)

TACHBROOK PARK,
WARWICK, CV34 6RR



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
1st - 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 is £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:

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