

To Let

Heathcote Business Centre

Hurlbutt Road • Warwick • CV34 6TD

- Modern Warehouse Units to Let
- Available Immediately on New Lease
- 4m eaves
- Level Access Loading
- Parking to front
- Potential to combine units
- Excellent Access to M40
- Unit size:
1,029-2,058 Sq Ft (95.59-191.19 Sq M)



Location

Heathcote Industrial Estate is one of Warwick's most established and strategically positioned commercial locations, offering excellent access to the region's key arterial routes. Situated just south of Warwick town centre, the estate benefits from fast connections to the A46, A452, and M40, placing the wider Midlands motorway network within easy reach.

The area is home to a strong mix of industrial, logistics, trade counter, and technology occupiers, drawn by the estate's connectivity, skilled local workforce, and proximity to Warwick, Leamington Spa, and Stratford-upon-Avon. Local amenities, retail facilities, and food outlets are all within a short drive, supporting both staff and operational needs.

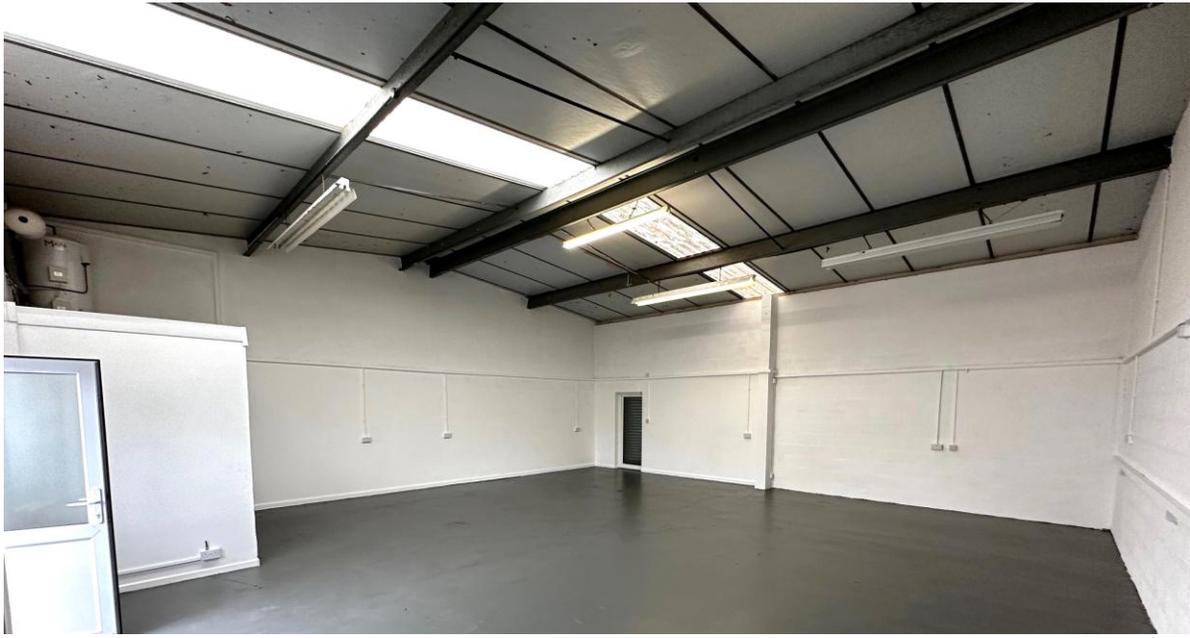
Access & Connectivity

The property is located on **Hurlbutt Road**, positioned centrally within Heathcote Industrial Estate. The site offers straightforward access for HGVs, vans, and staff vehicles, with direct routes to:

- **A46** – 2 minutes
- **M40 (Junctions 13 & 14)** – 5 minutes
- **A452 / A425** – 3 minutes
- **Warwick Town Centre** – 7 minutes
- **Leamington Spa** – 10 minutes

This location provides efficient distribution links north toward Coventry and Birmingham, and south toward Oxford and London. Birmingham Airport and the NEC are also easily accessible via the M42.



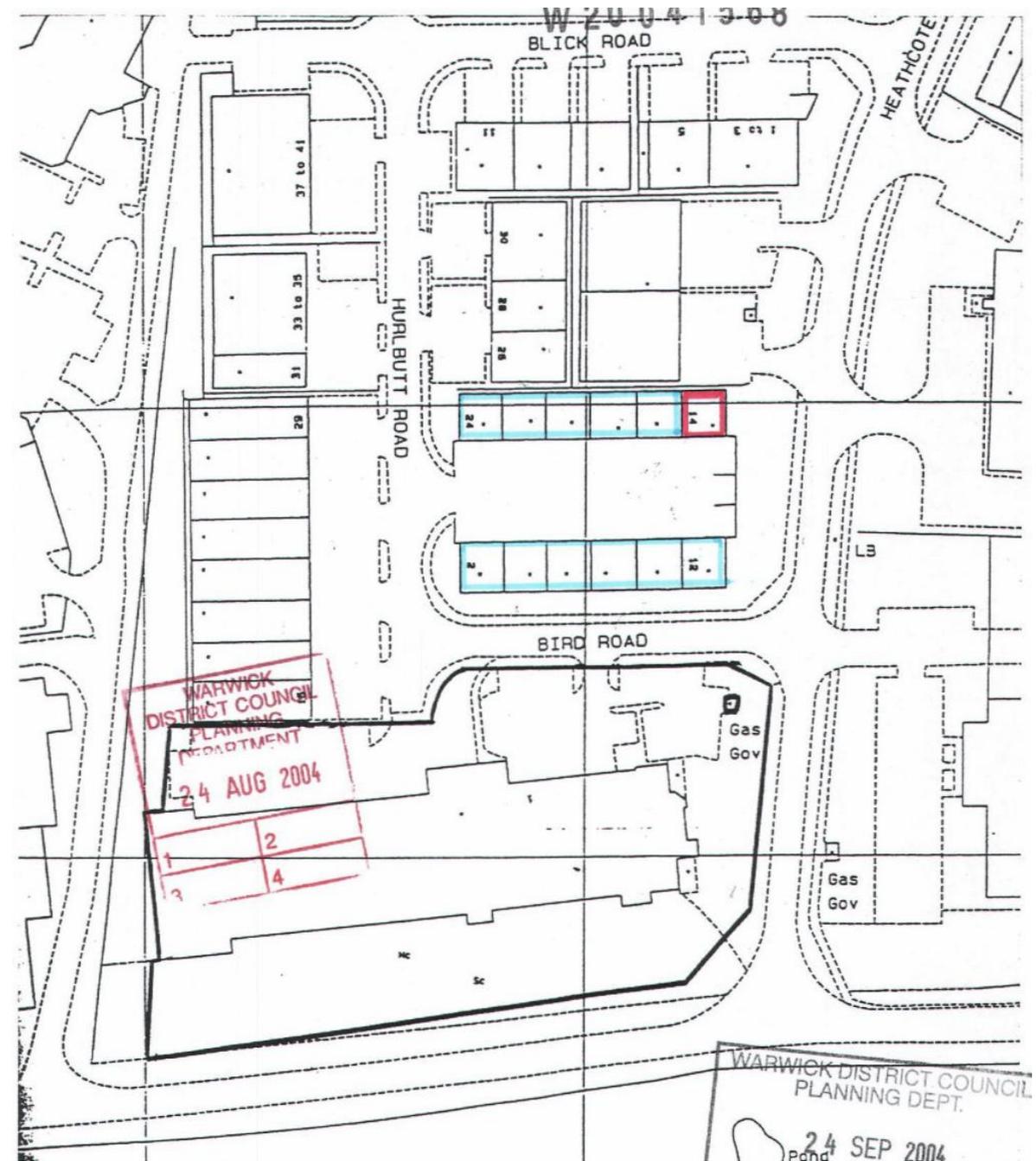


Description

- Courtyard Scheme of 12 small industrial/warehouse units.
- Units arranged around central shared yard area for easy vehicle movement
- Suitable for Storage, distribution, light manufacturing and trade counter uses.
- Each unit has dedicated loading and parking to the front Door dimensions to follow
- Open-plan warehouse space with ancillary office/welfare areas (varies by unit)
- Lighting
- Solid concrete floor
- Level access loading doors and practical eaves height of 4m
- Potential to combine units (subject to availability)
- Located within one of Warwick's most established industrial estates

Accommodation:

Unit	Description	Size Sq Ft	Size Sq M	Availability
20	Warehouse	1,029	95.59	Available
22	Warehouse	1,029	95.59	Available



Services

We understand that all mains services 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 purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Lease Terms

The unit is available by way of a new fully repairing and insuring lease by virtue of a service charge for a term to be agreed. The lease will be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Business Rates

Rateable Value:	£12,500 Per Unit
Rates Payable:	£6,125 Per Unit

NB An occupier may be able to claim a discount on the above figure if they qualify under the Small Business Rate Relief Scheme. Confirmation as to eligibility and further details can be obtained from Warwick District Council on 01926 410410.

Service Charge

A service charge will be levied by the landlord for the upkeep of the exterior of the unit, including the roof and window frames, and the common parts including the car park and landscaped areas and the water rates for those areas. The cost per unit is anticipated to be in the region of £600 per annum plus VAT. The landlord will insure the buildings and recharge each occupier on a pro-rata basis with the cost per unit being approximately £488 per annum from May 25-26.

Rent

£14,500 per annum plus VAT.

EPC

To follow.

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 agent:

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