Wareing & Company

Commercial Property Experts

TO LET

Newly refurbished end of Terrace Industrial / Warehouse Unit.



7D Jenton Road, Sydenham Industrial Estate, Leamington Spa, CV31 1XS

2,453 sq ft (227.89sqm) plus 2,453 sq ft mezzanine

Rent ex. VAT **£62,500 p.a.x**

Property Highlights

- Newly refurbished end of terrace warehouse unit.
- Comprising of Ground Floor Workshop and First Floor Office accommodation with separate office / meeting room.
- Excellent location close to Leamington Spa Town Centre
- Excellent natural light with glazing to elevations.
- On site car parking.
- Available immediately on a new lease. (May Sell)
- Link to Virtual Tour: https://my.matterport.com/show/?m=cjEU92HS2Yy











Location

Sydenham Industrial Estate is situated on the south side of Leamington Spa and accessed from the A425 Leamington Spa / Daventry Road.

The Estate is well established with several units built during the 1970's and 80's.

Leamington Spa Town Centre is within easy reach as is Junction 15 of the M40. The unit is located at the far end of Jenton Road, a cul-de-sac leading from Highdown Road / Berrington Road.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.

















Description

End terrace warehouse unit within a terrace of four, comprehensively refurbished to a high specification. The property comprises a steel portal frame construction with cavity brick elevations beneath a new insulated pitched roof.

The warehouse benefits from an eaves height of 5.48m (18ft), full mezzanine floor providing additional office, production or storage accommodation, upgraded LED lighting and dedicated on-site parking.

Extensive refurbishment works include a new roof with 120mm insulation, full re-cladding with 80mm insulated profile sheeting, replacement double-glazed windows and doors, complete electrical rewire, new fire alarm and intruder alarm systems, refurbished kitchen and WC facilities, air-conditioned offices, new flooring and full internal and external redecoration.



Accommodation

Space	sq ft	sq m
Ground Fl	2453	227.89
First Fl	2453	227.89
Total	4906	455.778









Wareing & Company

RICS

Services

We understand that electricity, water and drainage 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 (Commercial, Business and Service) purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £36,500 (2026 List)
Rates Payable: £15,768

EPC

Available upon request.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £62,500 per annum exclusive of Business rates and all other outgoings. The property is elected for VAT.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



Jonathan Blood MRICS
01926 430 700
07736 809 963
jon@wareing.co



Olly Baumfield
01926 430 700
olly@wareing.co

Wareing & Company
38 Hamilton Terrace,
Holly Walk, Leamington Spa
Warwickshire CV32 4LY

Email: info@wareing.co

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Wareing & Company

GROSS INTERNAL AREA
FLOOR 1: 2,450 sq. ft, 227 m², FLOOR 2: 2,555 sq. ft, 237 m²
TOTAL: 5,005 sq, ft, 464 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.