

TO LET MODERN INDUSTRIAL /
WAREHOUSE UNIT
11,393 SQ FT (1,058 SQ M)

BEING
REFURBISHED

AVAILABLE
FEBRUARY
2026

TROJAN BC

 Prominent Location

 Yard to rear

 Excellent Access to M40 (J13 & J14)

 Suitable for Trade Counter Use



UNIT 2 TROJAN BC
TACHBROOK PARK DR
LEAMINGTON SPA CV34 6RS

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TROJAN BUSINESS CENTRE

The unit is due to be refurbished and will be available from February 2026. The property comprises a semi-detached warehouse unit of steel portal frame construction. The pitched roof features profiled metal sheet cladding incorporating GRP roof lights. The elevations are clad with profiled metal cladding. There is car parking to the front and a concrete yard area to the rear.

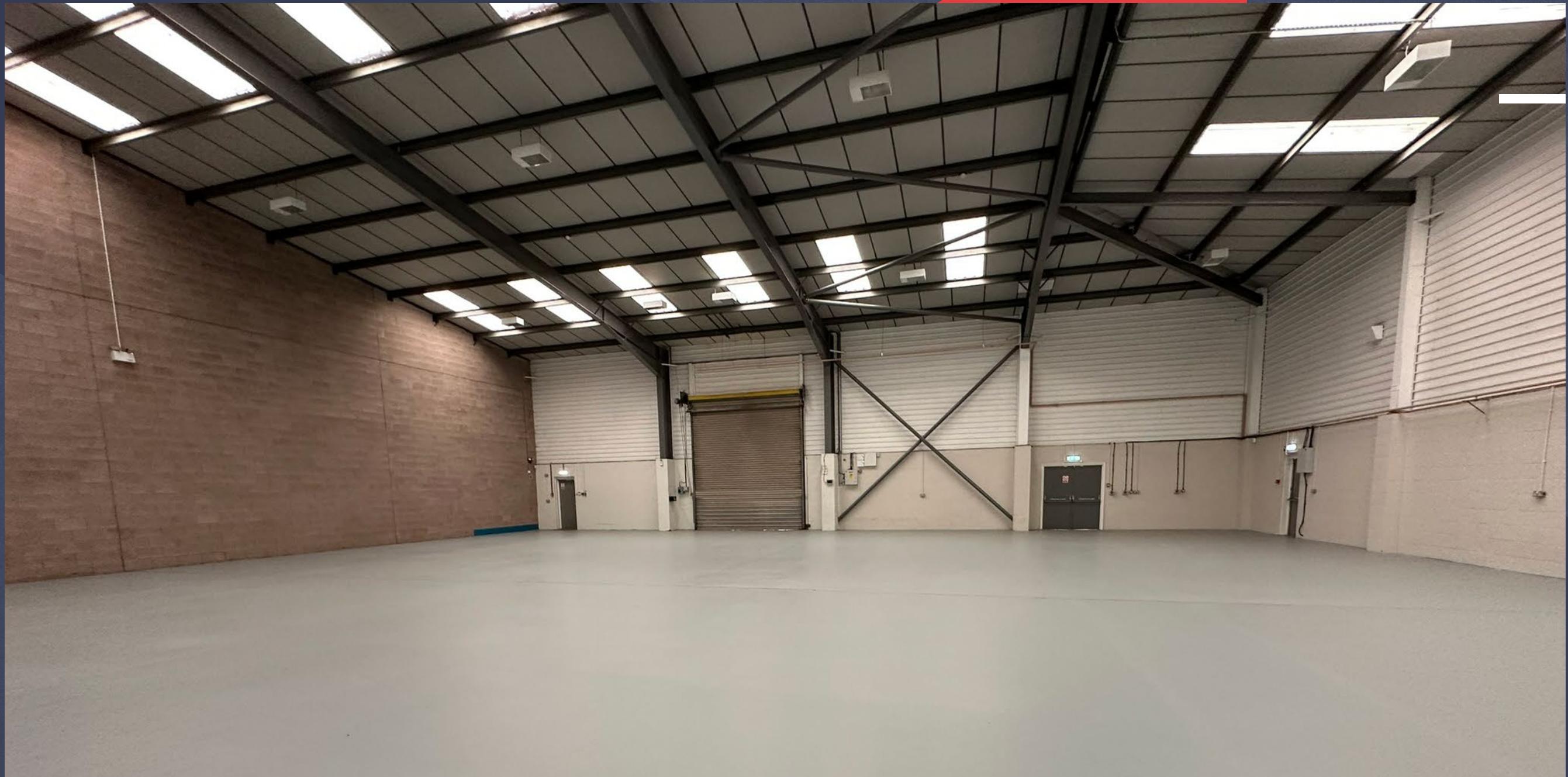


TROJAN BUSINESS CENTRE

The unit is accessed via a pedestrian door at the front and both a roller shutter door and pedestrian door to the rear yard. The warehouse benefits from an approximate eaves height of 5.5m. Upon completion of the works, the warehouse will provide 8,533 sq ft of accommodation, supplemented by 2,806 sq ft of ground and first floor office space.

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LOCATION

Trojan Business Centre is accessed off Tachbrook Park Drive which links into Heathcote Lane situated between the popular Tachbrook Park Industrial Estate and Heathcote Industrial Estate.

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

BY CAR

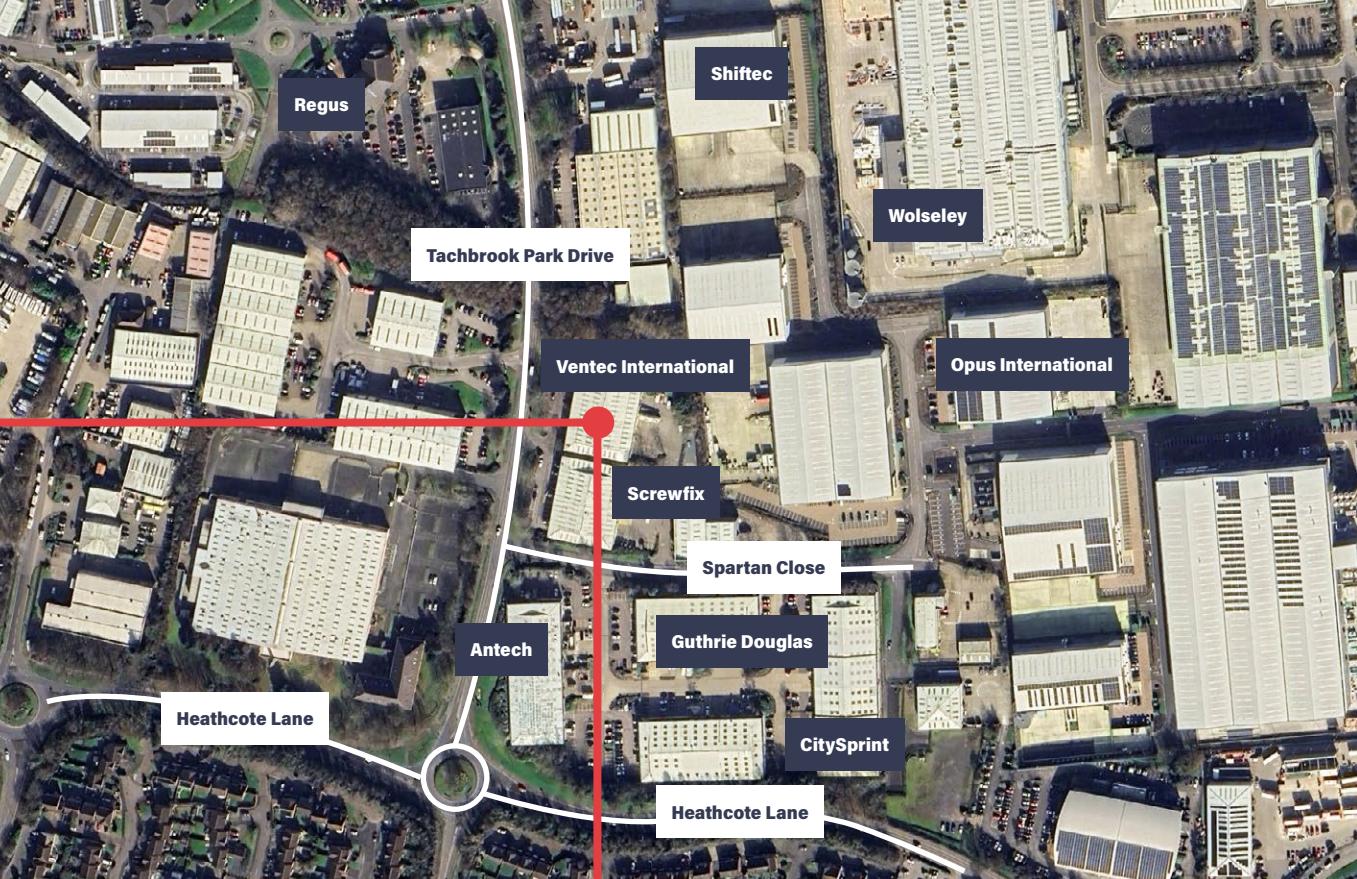
J13-14 M40
Birmingham
Coventry
Oxford
London

3-4 miles / 6-8 mins
36 miles / 43 mins
12.7 miles / 22 mins
50 miles / 1 hour
95 miles / 1 hour 50 mins

BY TRAIN

Birmingham
Coventry
Oxford
London

36 mins
11 mins
36 mins
1 hr 22 mins









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ACCOMMODATION

Ground Flr Office	1,408 sq ft	130 sq m
1st Flr Office	1,452 sq ft	134.9 sq m
Warehouse	8,533 sq ft	792.7 sq m
Total	11,393 sq ft	1,058.44 sq m

RENT

POA.

TERMS

The property is available by way of a fully repairing and insuring lease, terms to be agreed.

VAT

VAT chargeable at the current rate.

SERVICE CHARGE

An estate service charge will be levied to cover a proportion of the upkeep and maintenance of the communal areas.

RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Further information can be found at www.gov.uk/find-business-rates

EPC

Targeting EPC rating B.

FURTHER INFORMATION

Contact owner direct:



Sarah Lindsay
sarah@4thindustrial.com
 07780 483 282

4thindustrial.com

VIEWINGS

Strictly via joint agents:



Jonathan Blood
 07736 809963
jonathan.blood@wareingandcompany.co.uk



Dominic Towler
dominic.towler@knightfrank.com
 07387 259 958

Charlie Isaac
charlie.isaac@knightfrank.com
 07483 308 253

