

TO LET

Unit 2 Trojan Business Centre

Spartan Close • Warwick • CV34 6RS

- Well presented, modern Warehouse Unit suitable for Trade Counter use
- Excellent location, close to J14 of M40 motorway and close to Leamington & Warwick Town Centres.
- Available immediately on new lease
- Parking on site
- Accommodation

11,393 sq ft (1,058 sqm)
on completion of works

Rent £153,805 pax



Location

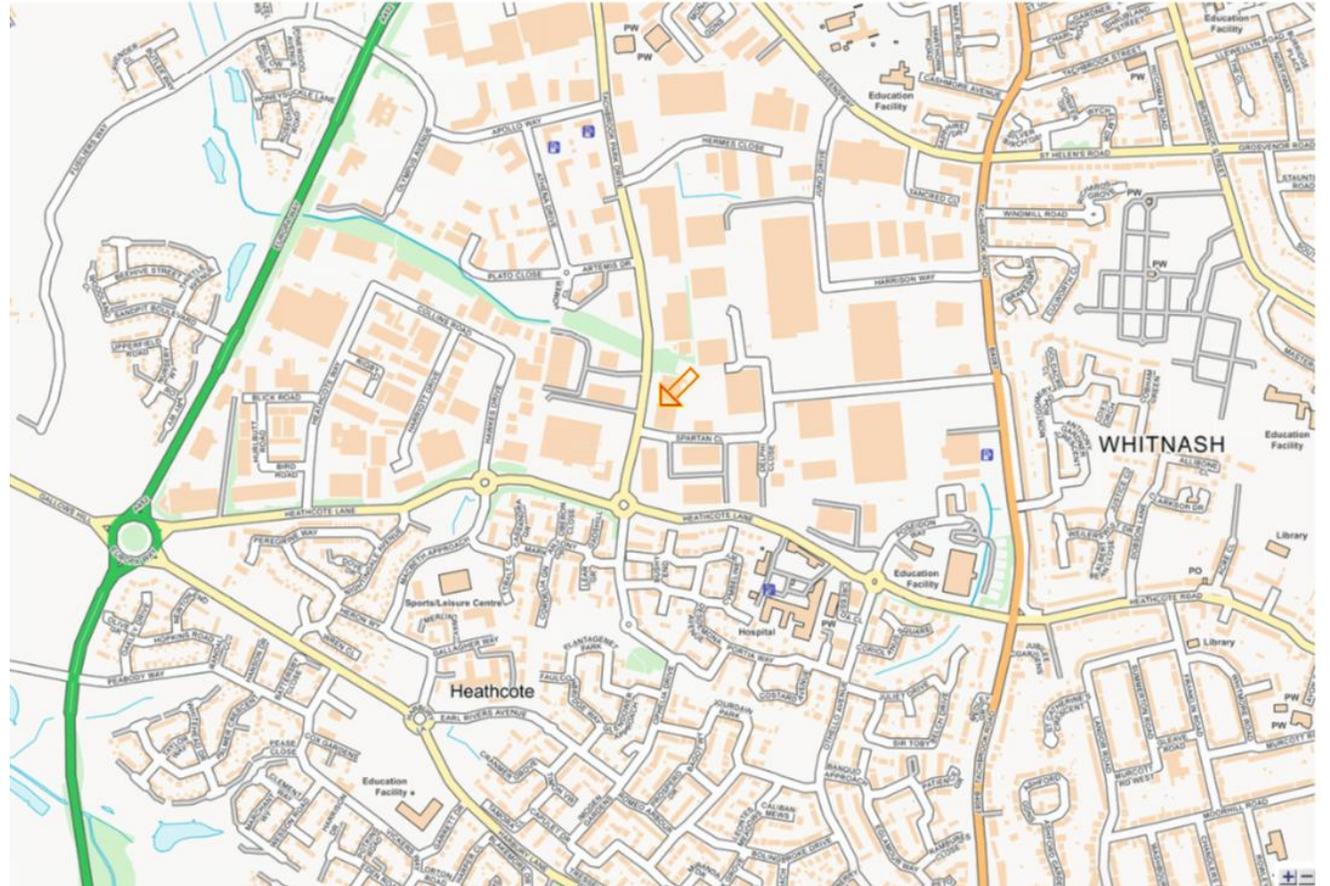
Trojann Business Centre is accessed off Tachbrook Park Drive which links into Heathcote Lane situated in between the popular Tachbrook Park Industrial Estate and Heathcote Industrial Estate.

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 Greater Midlands Motorway Network.

The units are situated approximately 2 miles south of Leamington Town Centre and 3 miles southwest of Warwick Town Centre. The site is a short drive from the Shires Retail Park where occupiers include JD Sports, Costa Coffee, Subway and Sainsbury's but to name a few.

Furthermore, other notable occupiers close by include Screwfix, Hofer Powertrain.

Drive Time / Distances	Miles	Time
Leamington Spa Town Centre	2.3	8 mins
Birmingham	36	42 mins
London	95	1hr 50 mins
Junction 13, M40 motorway	3.8	10 mins
Junction 14, M40 motorway	2.3	8 mins

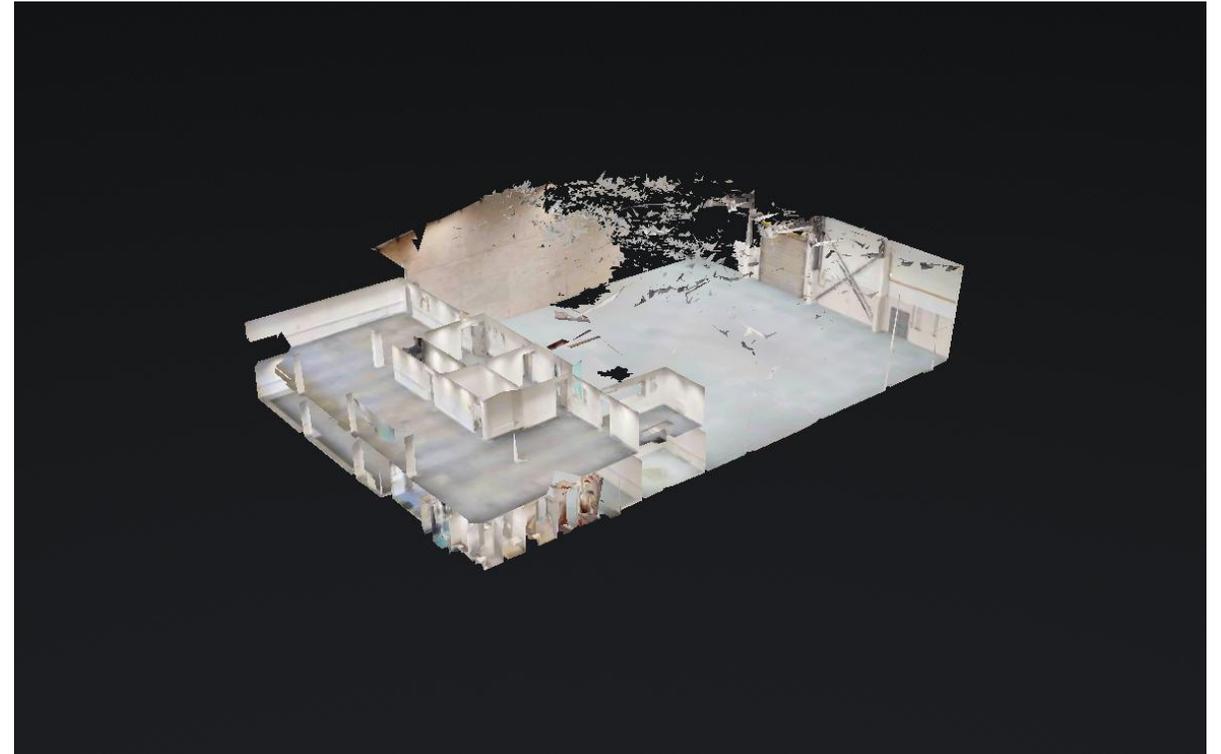


Sat Nav: CV34 6RS

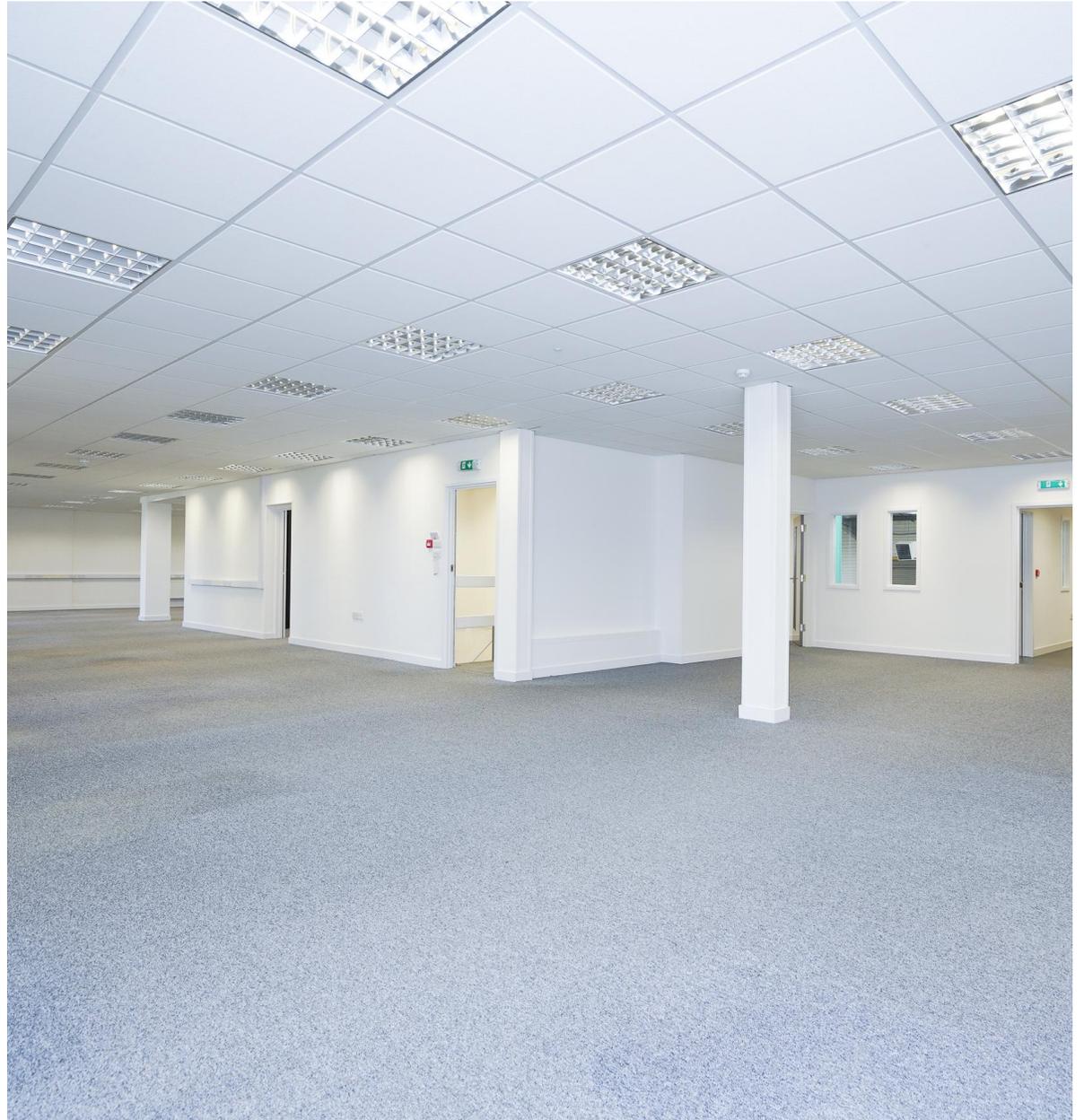


Description

- The property comprises a semi-detached warehouse unit that is thought to have been constructed in the 1980's.
- Steel Portal Fram construction to an eaves height of 5.5m.
- Low level brick/blockwork elevations with surmounted profile cladding & roof incorporating translucent roof lights.
- Aluminum framed, double glazed windows and doors with security shutter to front door.
- Electrically operated roller shutter door to warehouse (Width 4.4m x Height 4.46m).
- Ground and First floor offices. Spec: Carpet tile floor coverings, recently re decorated, wet/gas fired central heating system, suspended ceiling incorp cat II lighting with LED tubes.
- 4 x WC's plus 1 x DDA WC/shower room.
- Tea point on first floor.
- Warehouse spec; Painted Solid Concrete floor, Brickwork Elevations, Hi Bay lighting with LED tubes, 2 x fan blower heaters.
- Externally; Parking for c. 10 cars to front, rear service yard with further parking.



Link to Virtual Tour: <https://my.matterport.com/show/?m=kqdeJj2zcH6>



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 Stratford Upon Avon District Council 01789 267575.

Business Rates

Rateable Value: £96,500 (2024 Rating List)
Rates Payable: £49,215 per annum

Service Charge

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

Tenure

The property is available by way of a new Full Repairing and Insuring lease at a rental of **£153,805 per annum** exclusive of VAT and all other outgoings.

We are advised VAT will be applicable on this transaction.

EPC

D 85 - A copy can be made available upon request.

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 prospective tenants. Prospective tenants 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 agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill@wareing.co



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jon@wareing.co

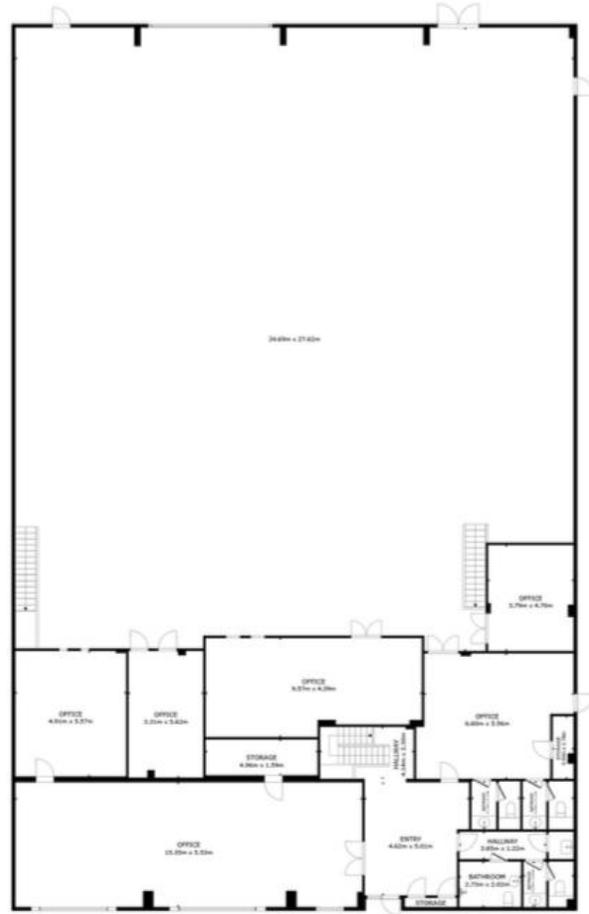


Wareing & Company

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

www.wareingandcompany.co.uk





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 961.3 m² FLOOR 2 312.4 m²
 TOTAL : 1,273.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.