Wareing & Company

Commercial Property Experts

TO LET

End of Terrace Warehouse Unit with Generous Yard.



18 Harriott Drive, Heathcote Industrial Estate, Warwick, CV34 6TS

9,925 sq ft (922.06 sqm)
Rent ex. VAT **£94,500 p.a.**

Property Highlights

- Semi Detached Warehouse accommodation
- Ground + First Floor offices plus mezzanine
- Highly accessible position within one of Warwick's principal established industrial and distribution locations.
- Significant Yard Area for external operations
- Generous parking provision
- LED Lighting throughout
- Available immediately on a new lease
- Eaves height 5.6m

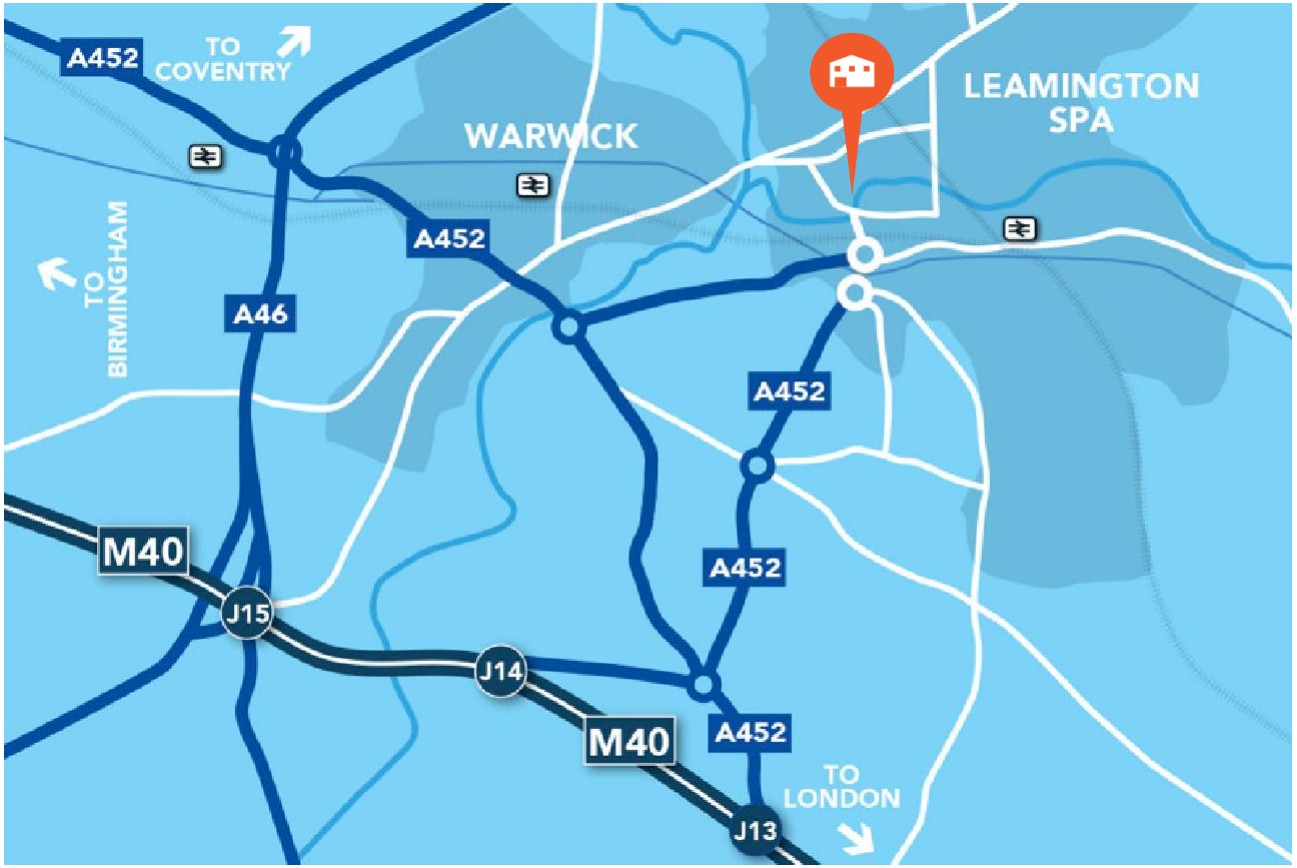


Location

The property occupies a prominent position on Harriott Drive within Heathcote Industrial Estate, one of Warwick's principal established industrial and distribution locations.

Heathcote Industrial Estate is strategically situated approximately 2 miles south-east of Warwick town centre and benefits from excellent road communications, being within close proximity to Junctions 13, 14 and 15 of the M40 motorway. The estate also provides direct access to the A452 and A425, facilitating efficient connections to Warwick, Leamington Spa, Coventry, Birmingham and the wider Midlands motorway network.

The surrounding estate comprises a well-established mix of manufacturing, storage, distribution and trade counter occupiers. Nearby businesses include a range of local, regional and national operators, making the location attractive to warehouse, production and logistics users seeking a central Midlands base.





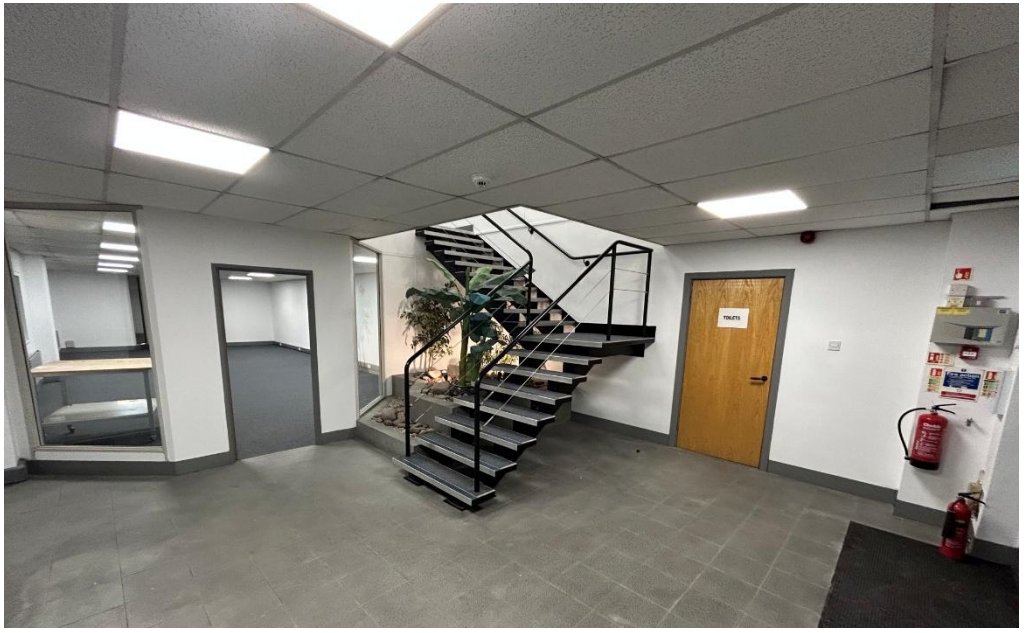











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Description

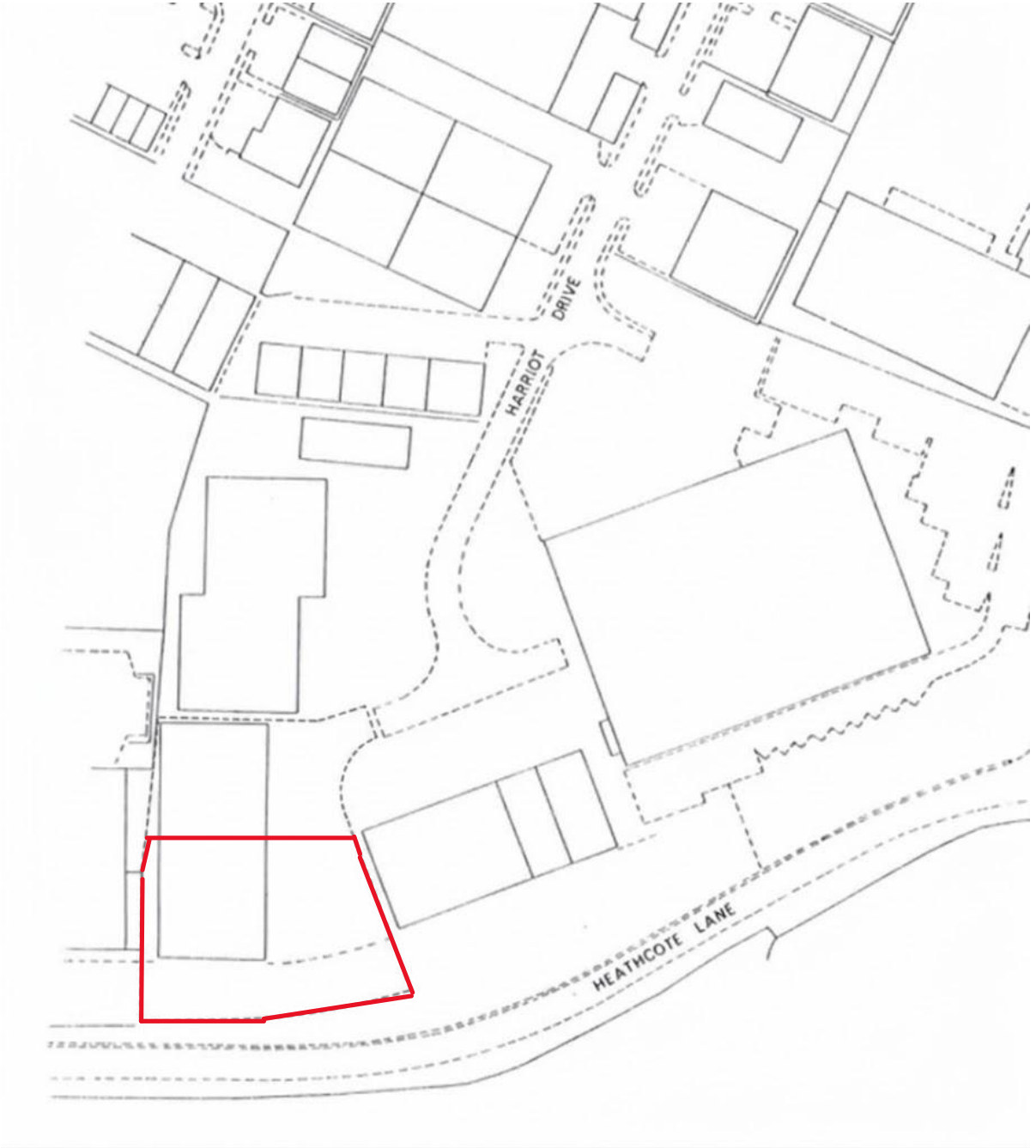
A refurbished end-of-terrace industrial/warehouse unit providing a combination of warehouse, office and staff accommodation. The property has undergone a comprehensive programme of improvements, including LED lighting throughout, refurbishment works and reconfiguration of the internal space.

The warehouse offers predominantly open-plan accommodation with a concrete floor, loading door and separate pedestrian access. The two-storey offices provide a mix of open-plan and private offices, together with WC, kitchen and shower facilities.

Externally, the property benefits from a substantial self-contained yard offering extensive loading, circulation, parking and external storage space. The generous yard provision is a key feature and is well suited to occupiers with significant operational requirements..

Accommodation

Space	sq ft	sq m
Warehouse	7,730	718
Office	1,571	146
Mezzanine	624	58
Total	9,925	922





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Services

We understand that all mains 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 B8 Storage + Distribution purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

To Follow.

Business Rates

Tenant to pay fair proportion of Business Rates on a pro rata floor areas basis.

This is thought to be in the region of £21,000 per annum currently.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £94,500 per annum exclusive of Business rates and all other outgoings.

The property is elected for VAT purposes.

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.



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