

TROJAN BUSINESS CENTRE

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

- Prominent Location (w3w/// deaf.roof.robots)
- 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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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.

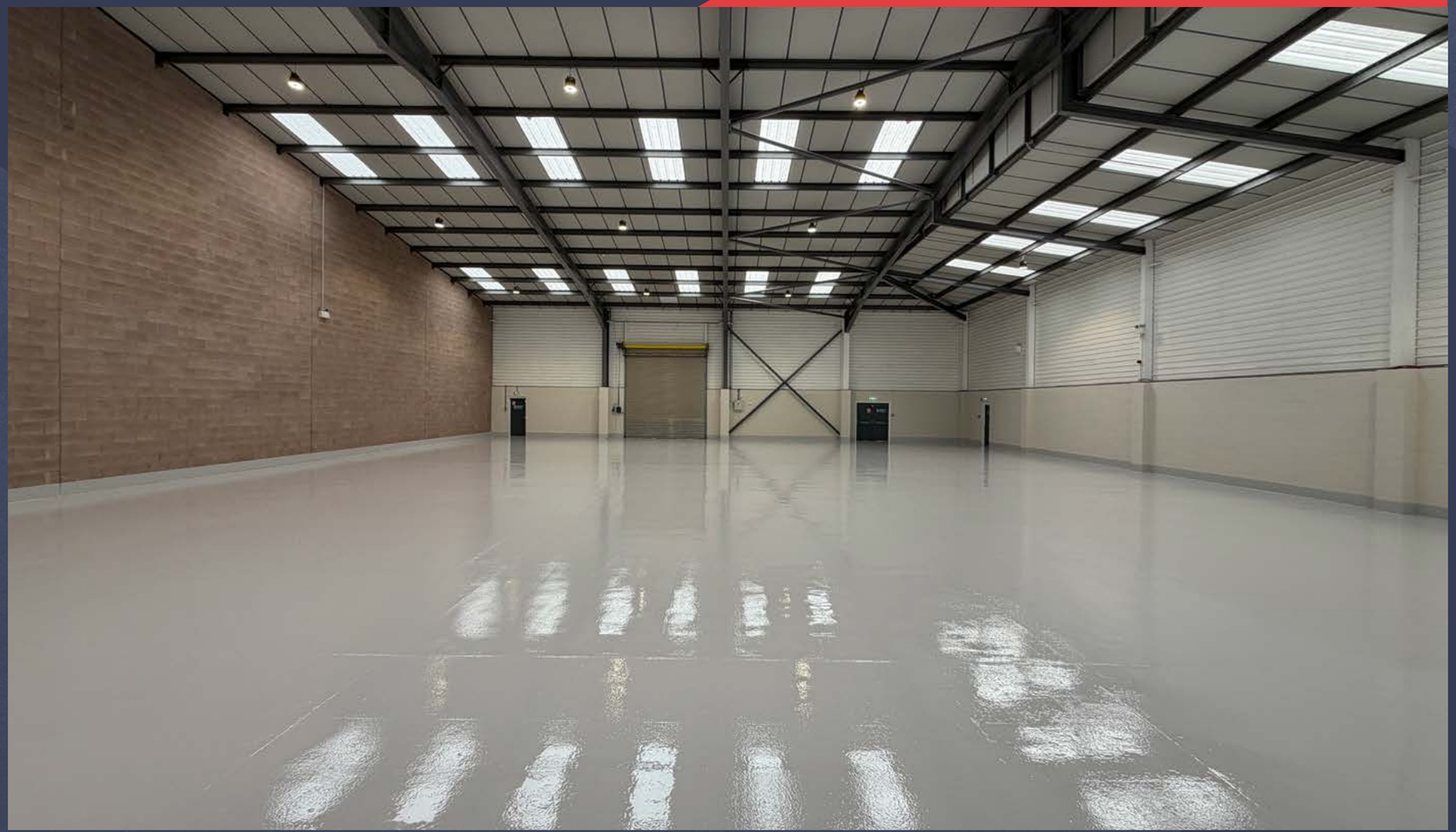


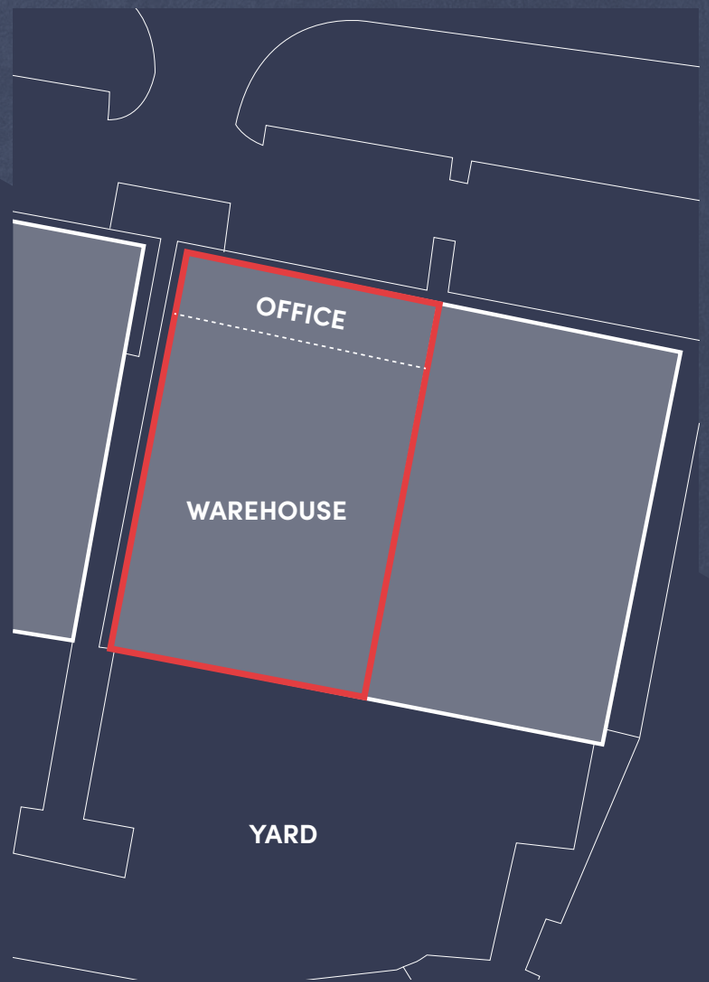


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The unit is accessed via a pedestrian door at the front and both a roller shutter door and pedestrian door to the rear yard. The warehouse benefits from an approximate eaves height of 5.5m. The warehouse provides 8,533 sq ft of accommodation, supplemented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

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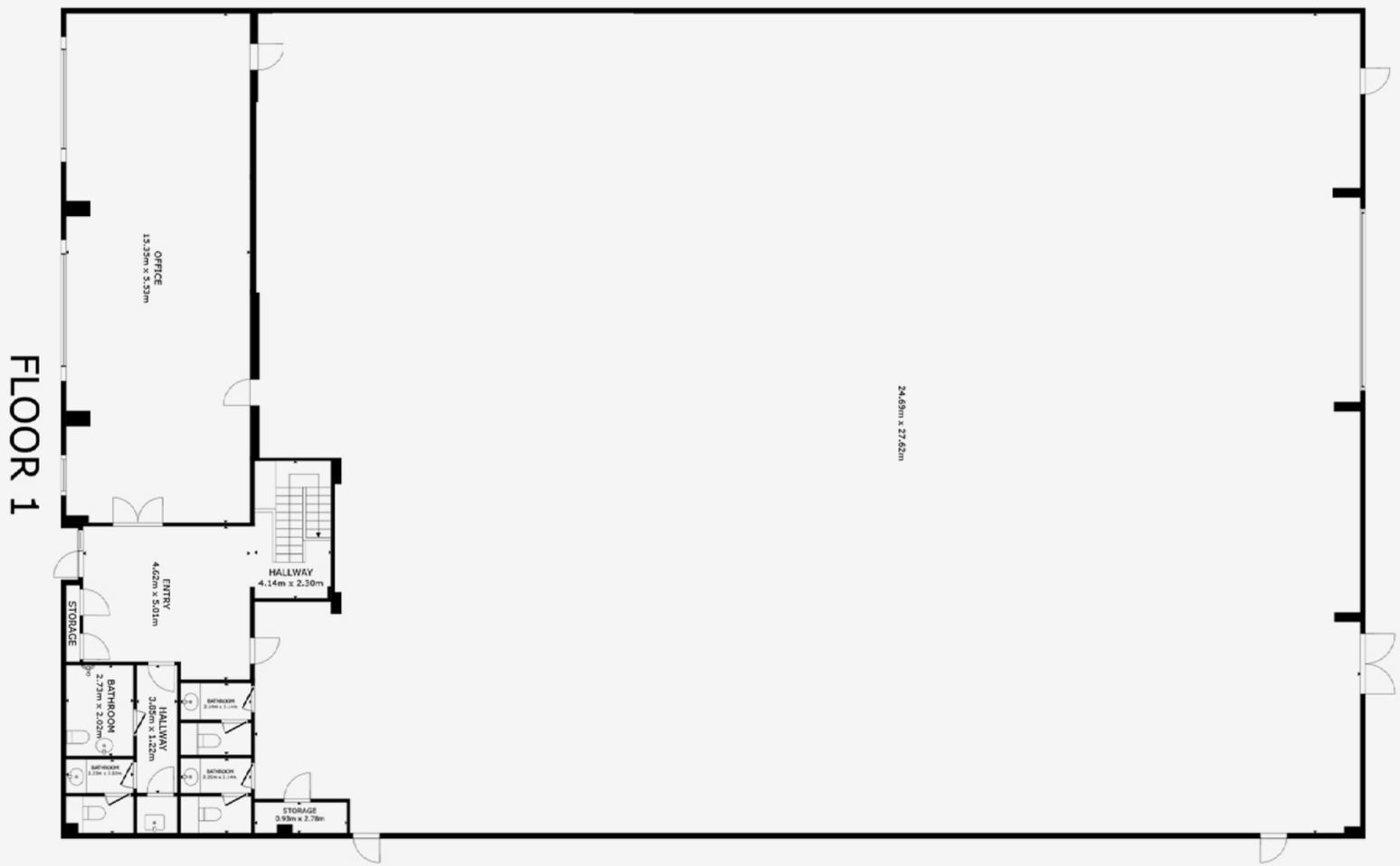


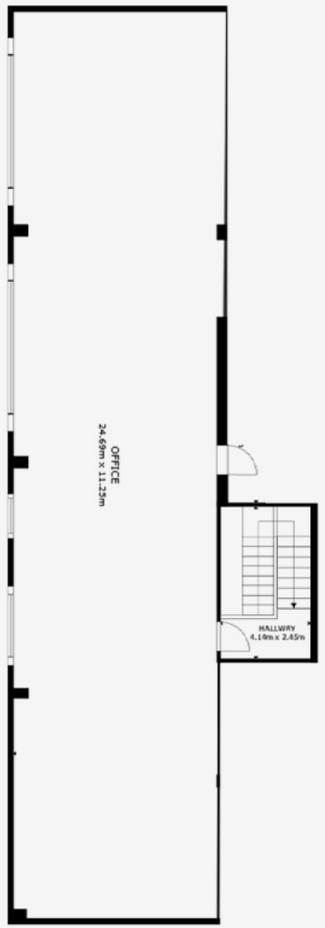


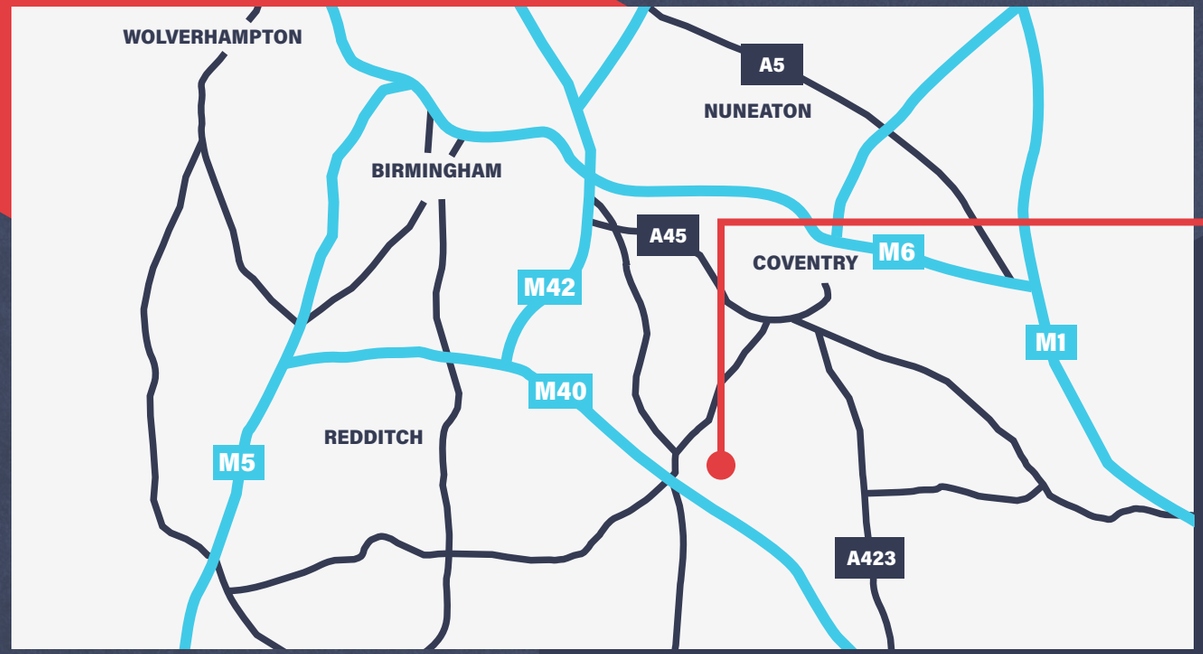


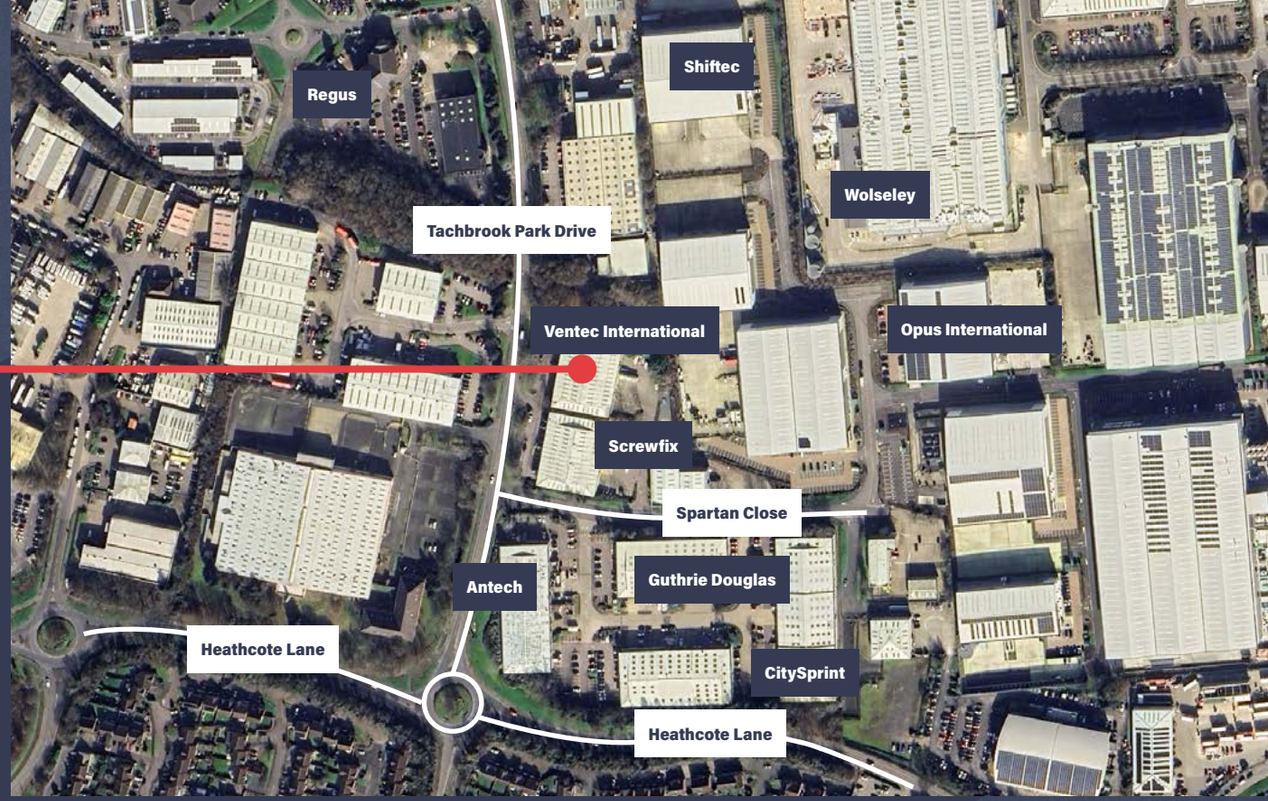





FLOOR 1
OFFICE
13.35m x 5.53m
24.69m x 27.62m
HALLWAY
4.14m x 2.30m
ENTRY
4.62m x 5.01m
STORAGE
BATHROOM
2.73m x 2.02m
HALLWAY
3.85m x 1.22m
BATHROOM
BATHROOM
BATHROOM
STORAGE
0.93m x 2.78m


FLOOR 2
OFFICE
24.69m x 11.25m
HALLWAY
4.14m x 2.45m





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

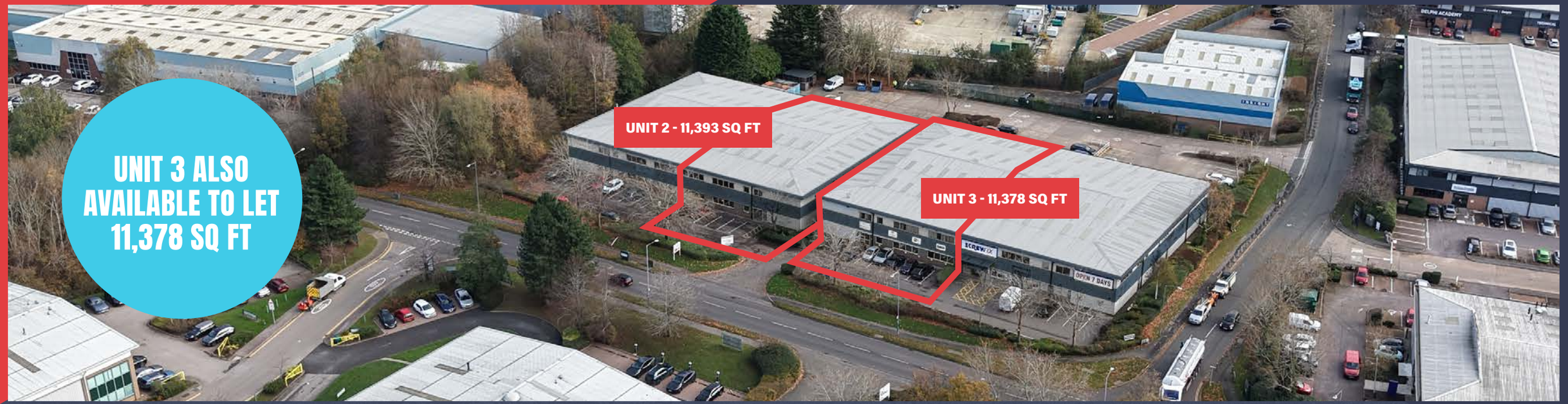
BY TRAIN

Birmingham	36 mins
Coventry	11 mins
Oxford	36 mins
London	1 hr 22 mins




WOLSELEY
IRON MOUNTAIN
Wickes
gm
BLADON
Pietro Fiorentini
Delphi
UNIT 2 TROJAN BC
Guthrie Douglas
SCREWFIX
Tachbrook Park Drive
Spartan Close
Antech


Leamington Spa Train Station
Holiday Inn BY IHG
halfords
TK maxx
next
M&S EST. 1884
Sainsbury's
RENAULT
currys
VOLVO
ALDI
CITY PLUMBING
Travis Perkins
TOOLSTATION
UNIT 2 TROJAN BC
Tachbrook Park Drive
Spartan Close
SANTECH



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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:

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4thindustrial.com

VIEWINGS
Strictly via joint agents:

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07483 509 399

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