



# For Sale / To Let

## Unit 4 Hermes Court

Hermes Close • Tachbrook Park •  
Warwick • CV34 6NJ

- Extensive modern production / warehouse building.
- Excellent natural light and 9 metre eaves.
- Extensive fitout incorporating test cells and range of ground and mezzanine floor offices.
- Gas central heating and air conditioning.
- Good parking and loading access.
- Accommodation Available:

**GIA (including mezzanines)**

**14,546 sq ft (1,351.3 sqm)**

**Rent: £145,000 pax**

**Freehold Price: £1.75M**

## Location

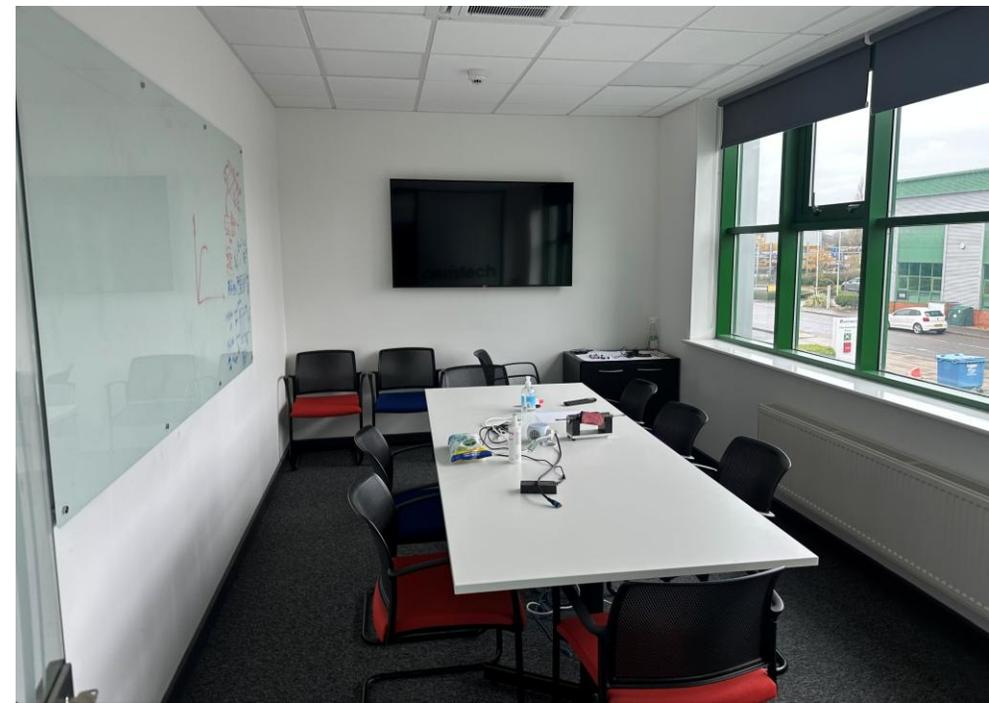
Unit 4 is situated on Hermes Court, within the established Tachbrook Park development on the southern edge of Warwick and Leamington Spa. The park sits between the two towns, offering immediate access to their labour pools, amenities, and established commercial environments. Warwick town centre lies approximately 1.5 miles to the west, with Leamington Spa around 2 miles to the north.

The property benefits from excellent road connectivity, positioned just off Europa Way and Tachbrook Park Drive, providing quick access to Junctions 13 and 14 of the M40. This strategic location enables efficient links to the wider Midlands motorway network, including the M42, M6 and M1, making the area well suited to regional distribution, trade operators, and businesses requiring reliable transport infrastructure.

Tachbrook Park is a long-established mixed-use commercial location, home to a wide range of industrial, office, technology, and trade occupiers. Nearby estates such as Heathcote Industrial Estate, Warwick Technology Park, and Shires Retail Park contribute to a strong commercial ecosystem, with national and regional businesses providing supply-chain support and complementary services.

The surrounding area offers extensive amenities including supermarkets, cafés, gyms, and retail outlets, supporting staff wellbeing and day-to-day operational needs. The park is also well served by public transport, with regular bus routes and close proximity to Warwick, Leamington Spa, and Warwick Parkway railway stations, providing direct services to Birmingham, Coventry, Oxford, and London.





## Description

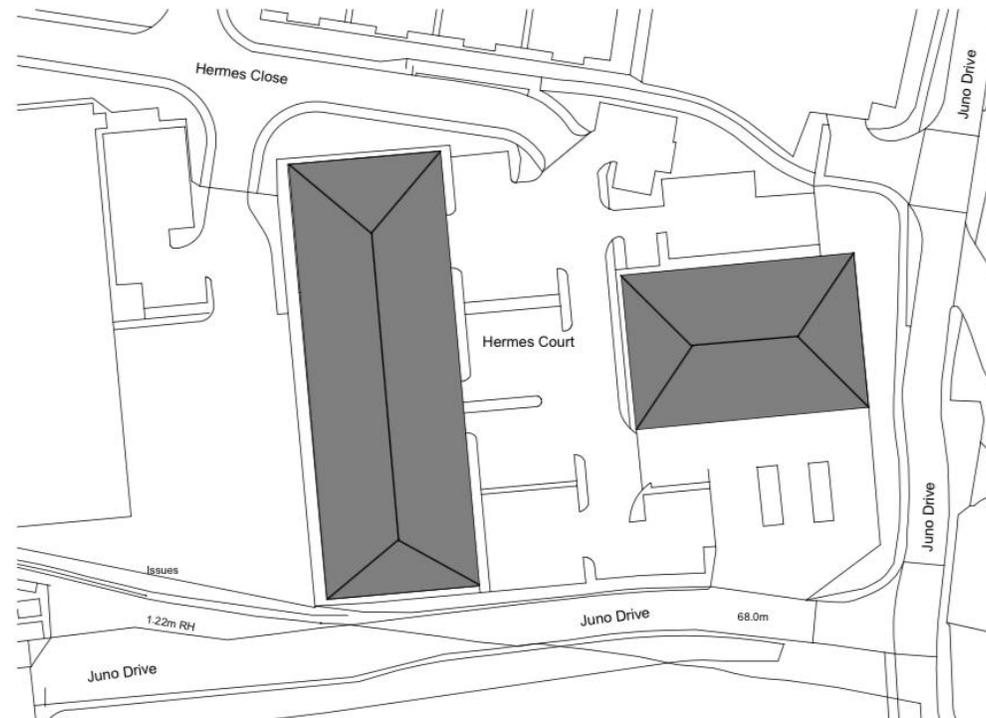
Unit 4 comprises a modern, two-storey industrial/warehouse building constructed as part of the Hermes Court development on Tachbrook Park, a well-established commercial location developed predominantly during the late 1990s and early 2000s. The property is of steel portal frame construction with a minimum eaves height of approximately 9 metres, providing excellent internal volume for storage, production, or technical operations.

The building features brick and glazed elevations at ground level, with profiled steel cladding to the upper sections and a pitched, insulated clad roof incorporating translucent roof lights. This combination delivers a clean, corporate appearance suited to businesses seeking a presentable environment for staff and clients, rather than a traditional industrial estate setting.

Access to the warehouse is via a full-height electrically operated roller shutter door, offering efficient loading and unloading for vans and HGVs. Internally, the unit provides a practical mix of warehouse/workshop accommodation with integrated two-storey offices, offering a blend of open-plan and cellular space suitable for administration, technical teams, or customer-facing functions.

24 parking spaces and good circulation space are provided within the courtyard.

Accommodation	Sq Ft	Sq M
Ground Floor	10,181	945.84
First Floor Mezzanine Office (front)	2,156	200.29
Left Hand Side Mezzanine Floor	1,385	128.66
Rear Mezzanine Store (above cells)	824	76.52
<b>Total</b>	<b>14,546</b>	<b>1,351.31</b>



Site Location Plan  
1 : 1250



## Services

We understand that all mains water, gas, electricity and drainage 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 (Industrial) within the Town & Country Planning Use Classes Order. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

58C - A copy can be made available upon request.

## Business Rates

Proposed Rateable Value from April 2026	£93,000
Rates Payable :	£47,452 per annum

## Service Charge

A service charge is levied to cover a proportion of the maintenance of the unadopted road and landscaped areas.

## Tenure

The premises are available by way of a new full repairing and insuring lease at a rental of **£145,000 per annum excl**

Alternatively, the freehold of the property is available at a price of **£1,750,000 excl**.

## VAT

VAT will be payable upon the rent, freehold price and the service charge.

## 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.

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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T 01926 430700 • M 07715 001018

E [bill@wareing.co](mailto:bill@wareing.co)



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