

For Lease

Trade Counter



## Sydenham Industrial Estate

Ramsey Road, Leamington Spa CV31 1PL

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 7,902 Sq Ft  
£ £67,167 Per Annum



## Key Features

- Prime location central to Leamington
- Detached unit with in-built offices
- Car parking and loading bay provisions



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## Location

The property is located on a well-established industrial estate in Leamington Spa approximately 1/2 mile South East from the town centre. Junction 15 of the M40 Motorway is situated approximately 5 miles from the property and provides direct access to the Midlands to the North West and London to the South East.

## Description

Prominently located unit available for flexible uses (subject to approvals). The stand-alone building has high bay lighting and benefits from 3 parking spaces and 1 loading bay. A minimum eaves height of approximately 6m which rises to 8m at the pitch. Internally the property has toilets and kitchen facilities.

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

## Accommodation

Area	Sq Ft	Sq M
Magnet Unit (Subject to VP)	7,902	734.1
<b>Total</b>	<b>7,902</b>	<b>734.1</b>

## Business Rates

Rateable Value £49,500 pax.

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

## EPC

Further information available upon request.

## VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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