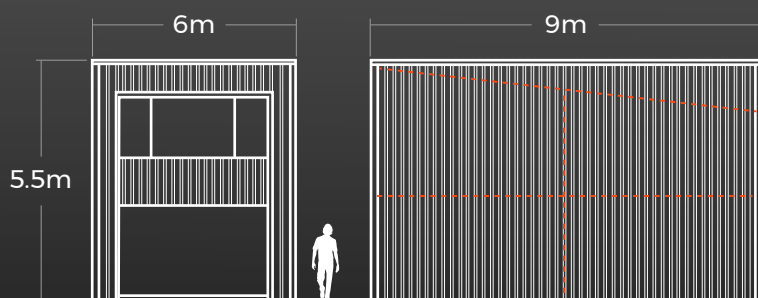


B6

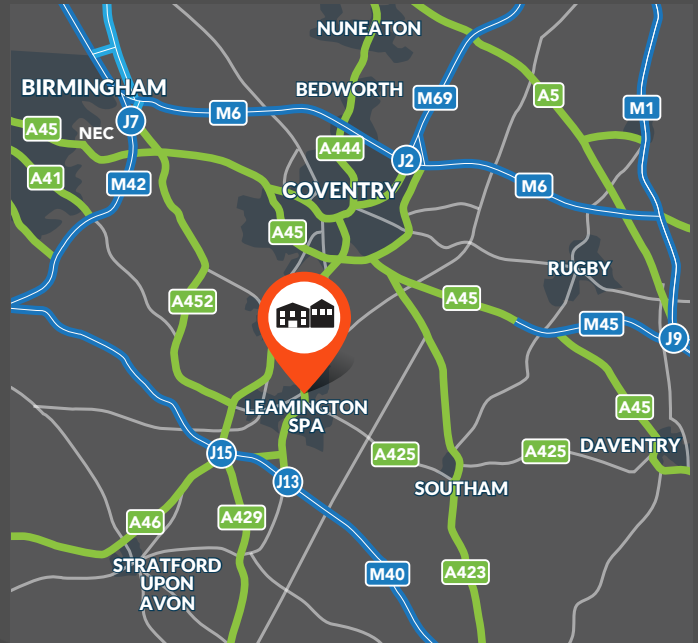


TO LET

**B6 DOUBLE UNIT
SUPERBLY LOCATED
2 STOREY SECURE BUSINESS
UNITS WITH AMPLE PARKING
1800 sq ft (168 sq m)**



QUARRY PARK,
OLD MILVERTON LANE,
LEAMINGTON SPA
CV32 6RW



KEY FEATURES

- Self-Contained Business Unit
- Superb Easy Access
- Small Business Rates Relief is applicable here
- 24 Hour CCTV in operation
- Security lighting and Secure electric gates
- Ample car parking

LOCATION

Quarry Park is located on Old Milverton Lane, easily accessed from the A452 Kenilworth Road which gives direct access to the A46 and in turn the M40 Motorway. Leamington Spa Town Centre is approximately 2 miles away.

DESCRIPTION

Quarry Park provides a secure development of 16 high-quality business units, each having two-storey accommodation. Each unit benefits from a glazed façade at the ground and first floor, including a roof to floor roller shutter security door, w/c facilities and allocated car parking. The entire development is fenced with CCTV.

ACCOMMODATION

Unit B6 provides 1800 sq ft (168 sq m) of accommodation over the two floors at 900 (sq ft) per floor.

VIEWING

By appointment through the sole agents:

Tom Bromwich
Tel. 02476 308 901
Mob. 07718 037 150
Email: tom.bromwich@bromwichhardy.com

Charlie Glover
Tel. 02476 308 900
Email: charlie.glover@bromwichhardy.com

RENT

£19,000 per annum

LEGAL COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation and granting of a new lease.

VAT

Vat is applicable in respect of rent.

