

For Lease

Light Industrial



Victoria Business Centre

Neilston Street, Leamington Spa CV31 2AZ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 644 - 1,188 Sq Ft

£ £6,440 Per Annum

Key Features

- Immediately available
- Within close proximity of Leamington Spa town centre and train station
- Virtual viewings at <https://my.matterport.com/show/?m=5uPivpt3zZn>
- Secure, refurbished units
- Three phase electricity supply.
- Roller shutter and pedestrian door access.



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Location

Victoria Business Centre is located off Althorpe Street south Leamington town centre, with the arches beneath a railway fire duct that dissects north and south Leamington Spa. This established industrial location provides excellent access to High Street and Radford Road (A425). The units are within a short walk of Leamington's Parade and main shopping district and a range of other amenities are available close by, with the town train station within 5 minutes walk..

Description

The arches are set in two terraces below a Network Rail fire duct, they include 19 light industrial/ workshop/ storage units with varying sizes, as laid out in the availability schedule further down this brochure. All units benefit from individual 3 phase electricity supply and secure roller shutter access. The estate provides for parking directly to the front of each unit and the benefit of communal WC and waste removal facilities.

Accommodation

Area	Sq Ft	Sq M
Unit 5	773	71.81
Unit 6	644	59.83
Unit 16	1,188	110.37
Unit 18	806	74.88
Total	1,188	110.37

Tenure

The units are available separately by way of a new lease of 6 years with a break at 3 years. £10 per sq ft per annum.

EPC

Upon request.

VAT

VAT is applicable.

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



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Service Charge

Service Charges are as follows:
Unit 5: £774.10 per annum
Unit 6: £649.27 per annum
Unit 16: £1,233.12 per annum
Unit 18: £866.70 per annum

Legal Costs

The Tenant will pay £395 towards the Landlord's costs for the grant of the tenancy. This contribution will be payable whether or not the transaction completes.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

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

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