UNIT ONE

SPA PARK

HARRISON WAY | LEAMINGTON SPA | CV31 3HJ

INDUSTRIAL/WAREHOUSE UNIT

To Let

30,947 sq ft (2,875 sq m)



- 5% PV array/33 kWp
- LED lighting to warehouse
- 2 level access loading doors
- 8.10m eaves height
- Secure gated yard
- 42 on site car parking spaces (4 EV charging spaces)

FULLY REFURBISHED AVAILABLE NOW

UNIT ONE SPA PARK





The building is fully refurbished and offers:

- 2 Level access loading doors
- 42 car parking spaces
- 8.10m eaves
- Two storey offices
- 5% PV array/33 kWp
- 4 EV charging spaces
- LED lighting to warehouse
- Air source heat pump
- Secure gated yard

ACCOMMODATION

	SQ FT	SQ M
Warehouse	27,387	2,544
Ground Floor Offices	1,780	165
First Floor Offices	1,780	165
Total	**30,947**	**2,875**

TENURE
The property is available by way of a new full repairing and insuring lease on terms to be agreed.

TERMS
Rental upon application.

RATEABLE VALUE
Upon application.

VAT
VAT may be chargeable on the transaction.

EPC
A.

LEGAL COSTS
Each party to bear their own legal costs incurred in the transaction.

SERVICES
The premises benefit from main services.

PLANNING
The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

ANTI MONEY LAUNDERING
The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.





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frosted.senior.golf



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AIRPORTS	MILES
Coventry	9
Birmingham	25
East Midlands	50
Luton	71
Heathrow	84

CITIES	MILES
Coventry	13
Birmingham	30
Oxford	50
London	95

Source: Google

Viewing

To view or for further information please contact:

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