

To Let

Campbell House

Heathcote Way • Heathcote Industrial Estate • Warwick • CV34 6TE

- Recently Refurbished, Detached Warehouse Accommodation with Modern 2 Story Office Block
- Available Immediately by way of Lease Assignment
- Great Location, Close to J14 of M40 Motorway, Leamington Spa & Warwick Town Centre's
- Accommodation Available:
39,063 Sq. Ft. (3,629 Sq. M.)

Rent: £298,435 P.A.X

Location

The subject property is situated on the well-established Heathcote Industrial Estate.

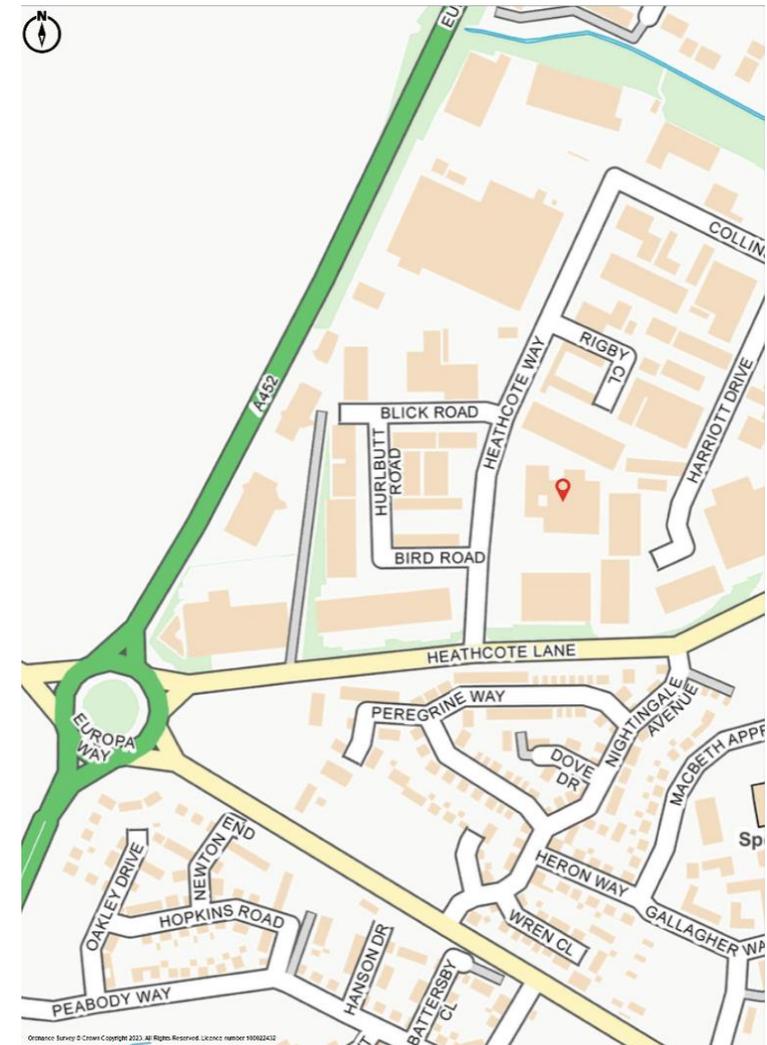
It is located off Heathcote Way which is accessed via Heathcote Lane

Heathcote Industrial Estate is located within a 4 minute drive of Junctions 13, 14 & 15 of the M40 motorway providing excellent access to the wider motorway network.

The property is 1 mile from Leamington Train Station and Leamington Spa Town Centre is approximately 1.5 miles North East and Warwick Town Centre 1.8 Miles North West.

Local occupiers include Howdens, Suez, Edmundson Electrical, Wanzl, Screwfix, Jaguar Land Rover and Dennis Eagle.

As for amenities, the property is situated close to Leamington Retail Park which boasts a variety of retail and food & beverage outlets notably, M&S, Sainsbury's, Nero's coffee, Greggs etc.





Description

Warehouse:

- 5.50m eaves Height Rising to 8.58m at roof apex
- High Bay LED Lighting
- 2 no. electric ground level up and over level access doors
- Painted concrete floor
- Part blockwork walls with profile cladding above
- 20% translucent roof lights

Offices:

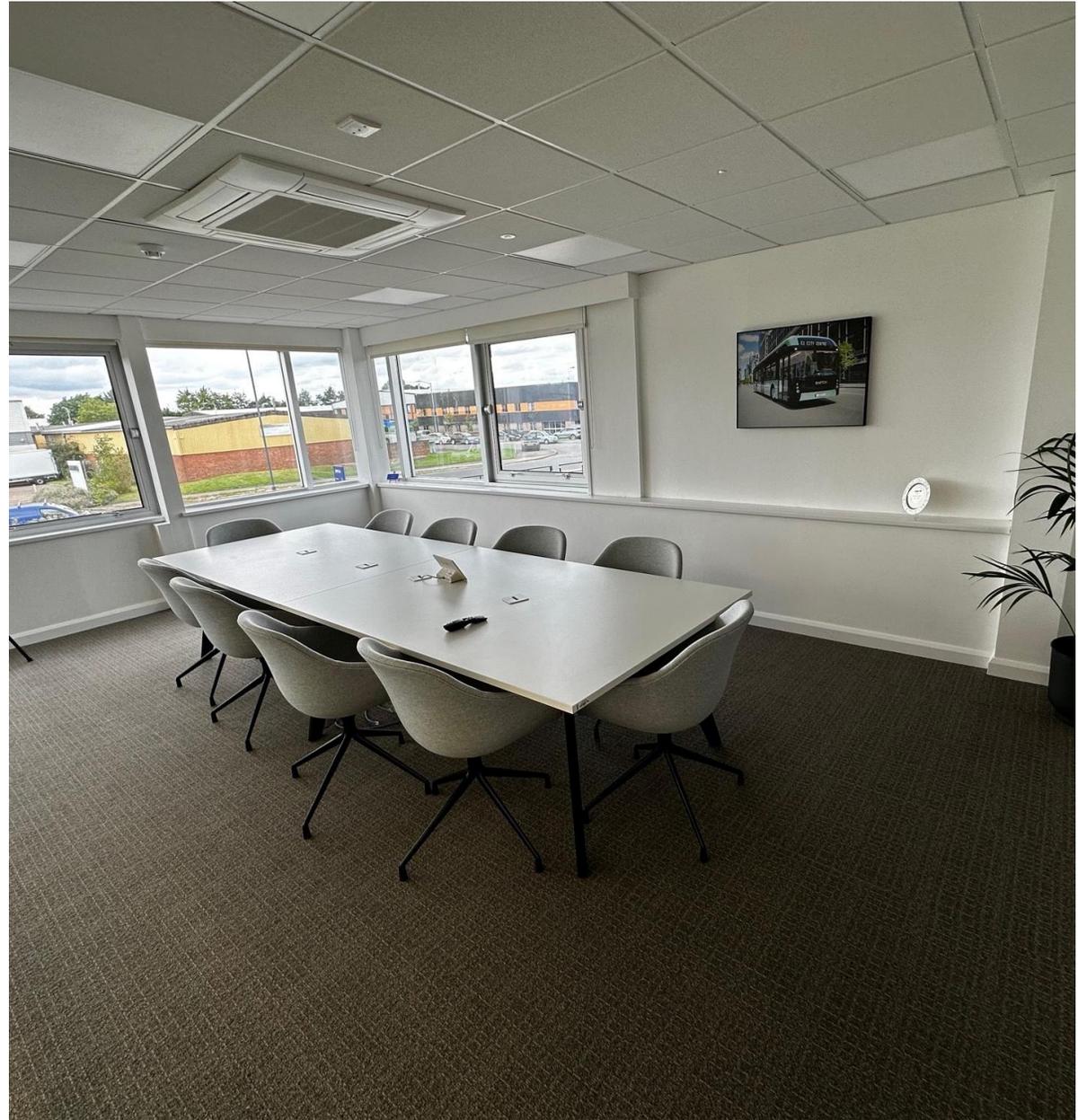
- 2 Storey building comprising; entrance foyer, open plan offices, meeting rooms, canteen etc.
- Male, female & Disabled WC
- Carpet floor coverings
- Suspended ceiling incorporating LED lighting
- Air Conditioning cooling & heating
- Perimeter Trunking
- Double Glazed Aluminium Framed Windows
- 8 Person Passenger Lift

Externals:

- Secure Gated Yard
- Loading Canopy
- Generous dedicated and separate parking for 72 spaces.

Accommodation

Area	Size (Sq. Ft.)	Size (Sq. M.)
Warehouse	24,444	2,270.87
Offices	12,717	1,181.41
Link building	1,902	176.71
Total	39,063	3,629



Services

We understand that mains 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 will have the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

C 74 – A Copy of which can be made available upon request.

Business Rates

Rateable Value: £260,000
Rates Payable: £133,120

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.

Tenure

The property is available by way of lease assignment or sub-letting at a quoting rent of £298,435 Per Annum Plus VAT for a term ending 7 June 2036 with a break option on the 8th June 2029.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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