

For Sale/To Let

Wanzl, Europa House

Heathcote Way • Warwick • CV34 6SP

- Detached Storage/Warehouse Accommodation with 2 Storey Offices
- Available Immediately freehold or on new lease
- Great Location, Close to J14 of M40 Motorway, Leamington Spa & Warwick Town Centre's
- Occupying Prominent Position on Town's Main Arterial Road.
- Accommodation Available:
57,936 Sq. Ft. (5,382.39 Sq. M.) Plus Mezz: 4,221 Sq. Ft. (392.14 Sq. M.)
Total: 62,157 Sq. Ft (7,774.53 Sq. M)

Price: £5,200,000 excl.

Rent: Available upon request

Location

The subject property occupies a prominent position on the corner of Europa Way and Heathcote Lane, one of the main Gateway Roads into the Towns of Leamington Spa & Warwick.

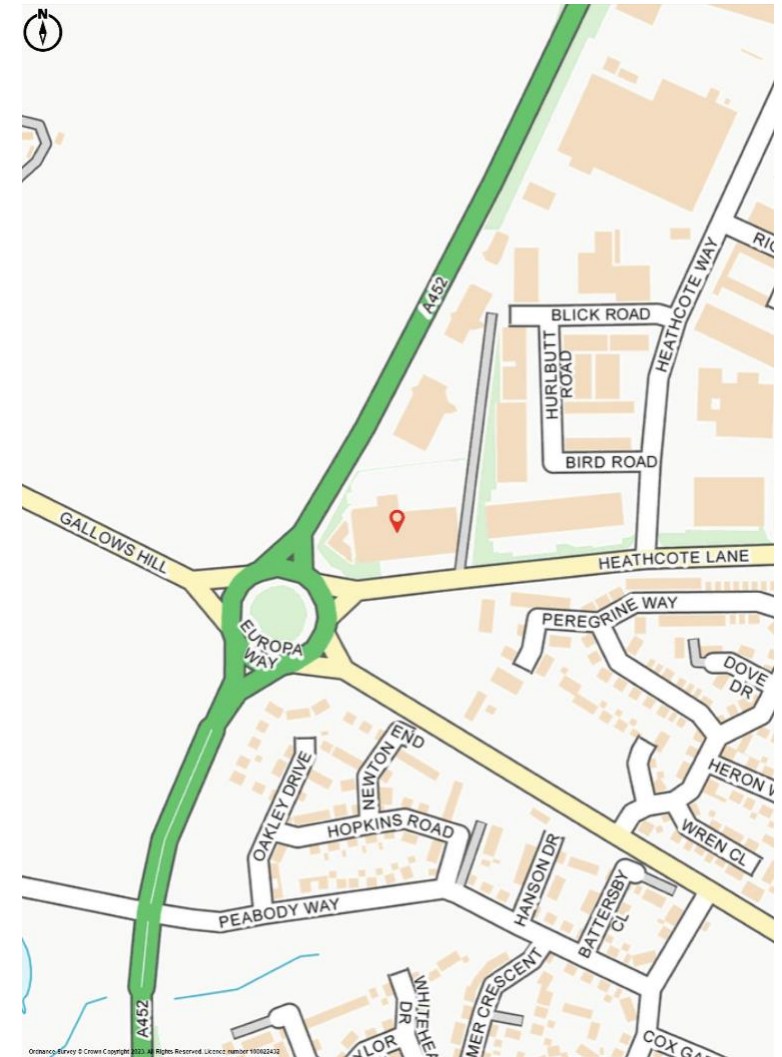
It backs onto the well-established Heathcote Industrial Estate.

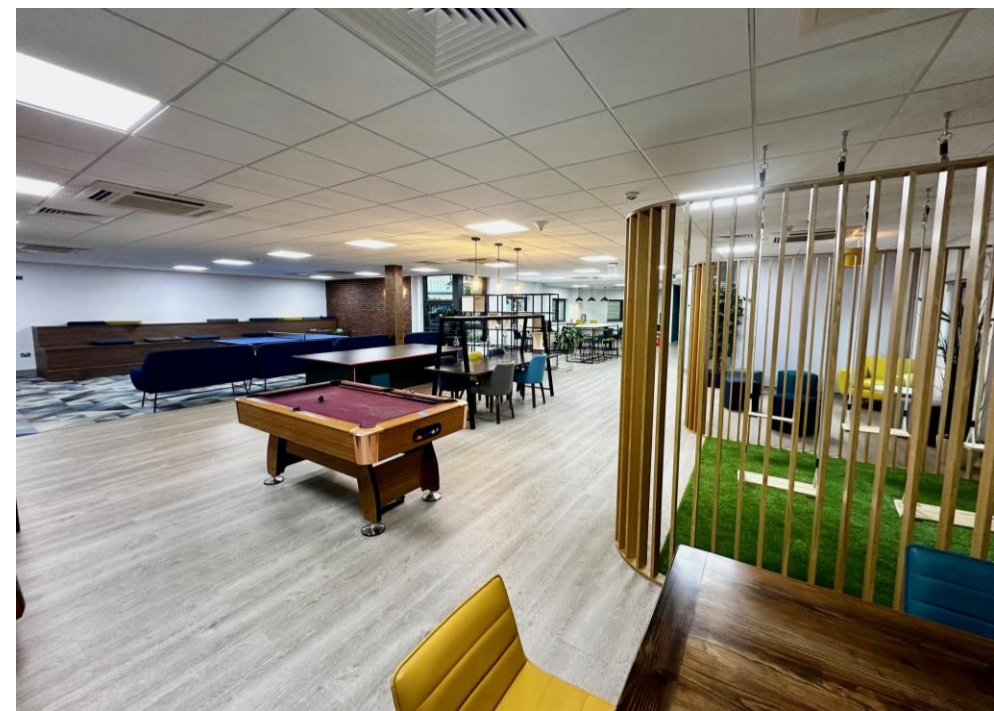
The Estate is located within a 4 minute drive of Junctions 13, 14 & 15 of the M40 motorway providing excellent access to the wider motorway network.

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, Edmundson Electrical, Screwfix, Jaguar Land Rover, Kia 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.

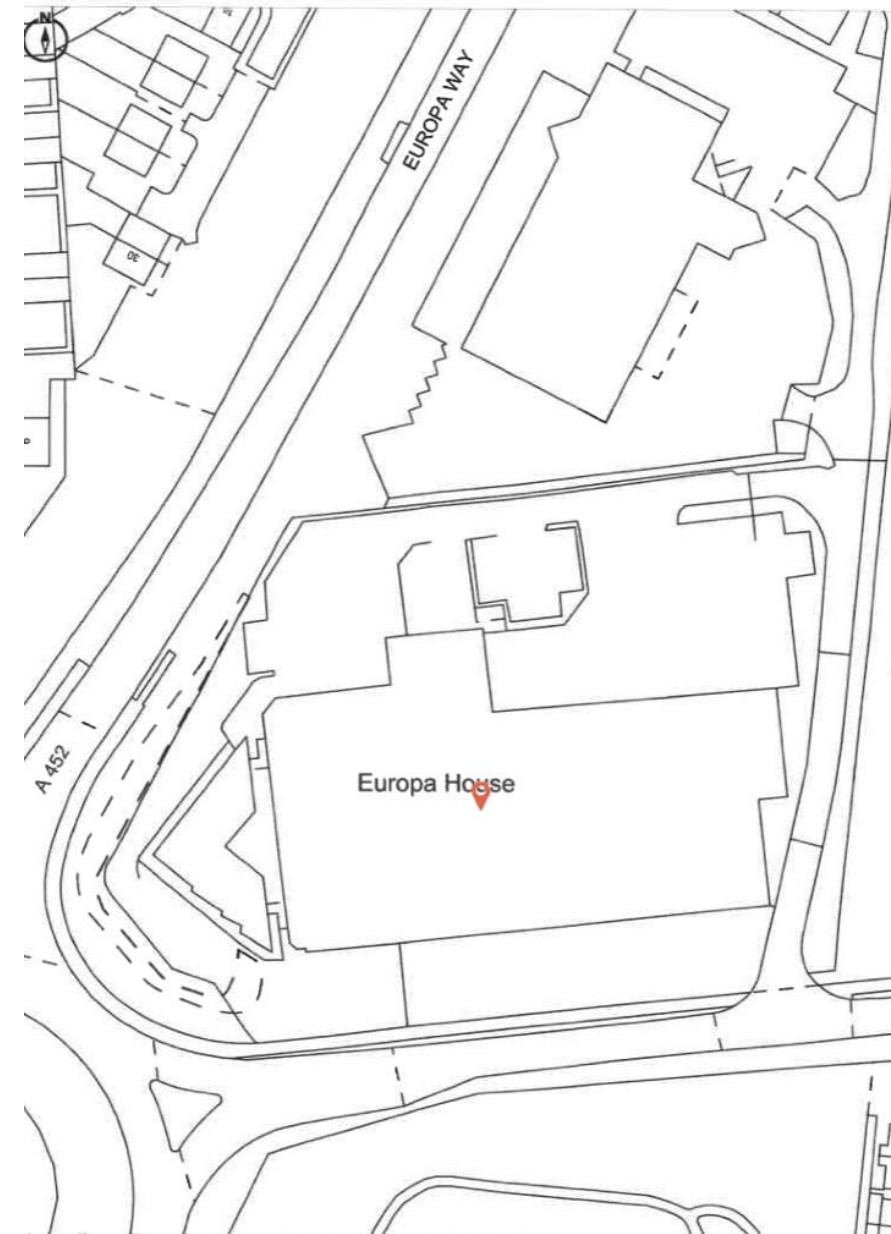




Description

The property comprises:

- Detached Warehouse accommodation with mezzanine and 2 storey office block
- Steel Portal Frame constructed to an eaves height of 4.55m
- Solid Concrete Floor
- Internal masonry walls with surmounted profile cladding system
- Hi Bay Lighting
- Profile Cladding roof incorp Roof Lights
- 3 x Dock Leveller doors and 1 with Scissor Lift
- A further electric up and over doors
- Gas fan blower heating
- WC & Teapoint facilities
- On site Parking for c. 50 Cars
- Secure yard
- The offices are currently fitted out with staff break out, kitchen and meeting rooms on ground floor as well as display area. The first floor largely comprises office space with additional meeting rooms.





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

Business Rates

Rateable Value: £400,000
Estimated Rates Payable: £204,000

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 freehold at a guide price of £5,200,000 excl.

Alternatively, the property may be available to let by way of a new full Repairing and Insuring lease for a term to be negotiated. Rent available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk



