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VIEW ONLINE

TRADE COUNTER, INDUSTRIAL / WAREHOUSE TO LET



BROMWICH HARDY
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UNIT 1-3 ST. MARYS ROAD, LEAMINGTON SPA, CV31 1PR

To Rent: £106,000 per annum 10,600 sq ft (984.77 sq m)

Description

The units are constructed with a steel portal frame and features part brickwork with steel-clad elevations. At the rear, a roller shutter loading bay provides practical access for deliveries and operations.

The property comprises a well-configured commercial unit arranged to provide a combination of showroom, trade counter and ancillary storage accommodation. The space is predominantly open plan, offering flexibility for a variety of commercial uses and benefits from good natural light throughout.

Internally, the property is fitted to a practical standard and is suitable for immediate occupation, with supporting ancillary areas including staff facilities. Externally, the unit benefits from on-site parking and convenient loading access, making it well suited to both trade and customer-facing operations.

Situated within the established Sydenham Industrial Estate, the property occupies a prominent and accessible position within a well-regarded commercial location.

Summary

- Light Industrial Unit with External Yard
- Located on well established trading estate
- Rear loading access
- Open plan offices





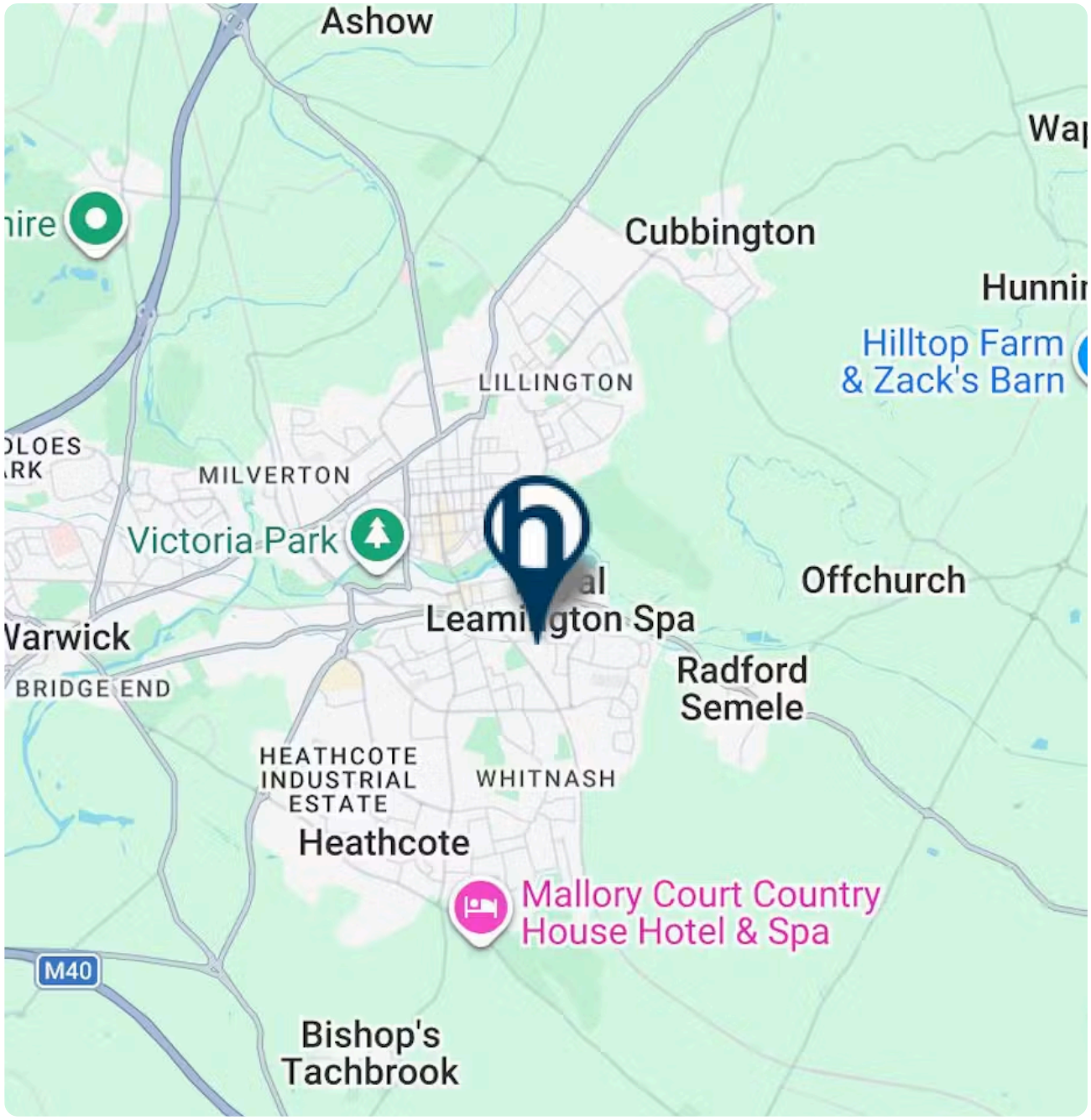
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Location

Located on the established Sydenham Industrial Estate, the property benefits from a highly accessible position close to Leamington Spa town centre. The A425 offers direct routes to Rugby, Daventry and the M1, while the M40 provides swift access to the Midlands and national motorway network. Leamington Spa railway station offers direct services to London and Birmingham, and Birmingham International Airport is within approximately 15 miles.



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GALLERY







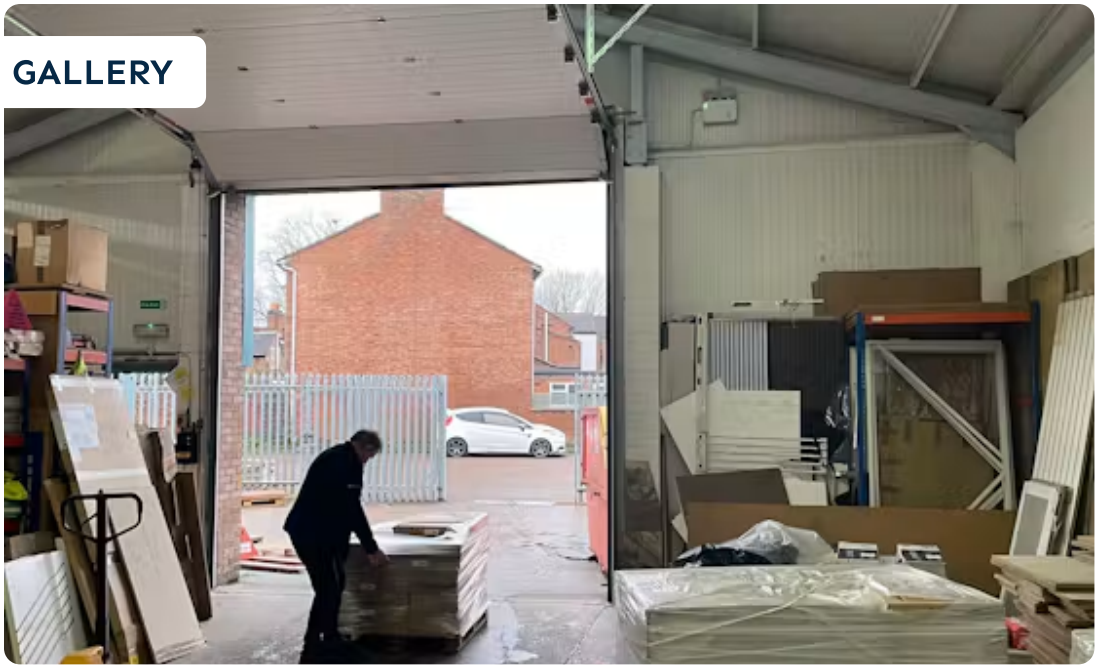


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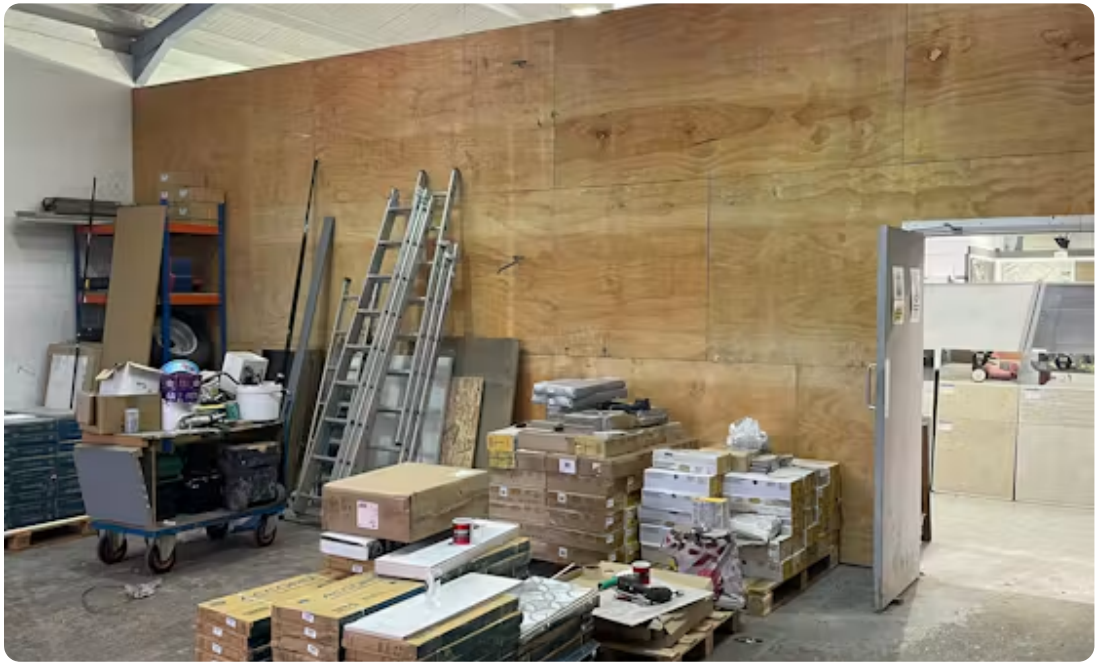
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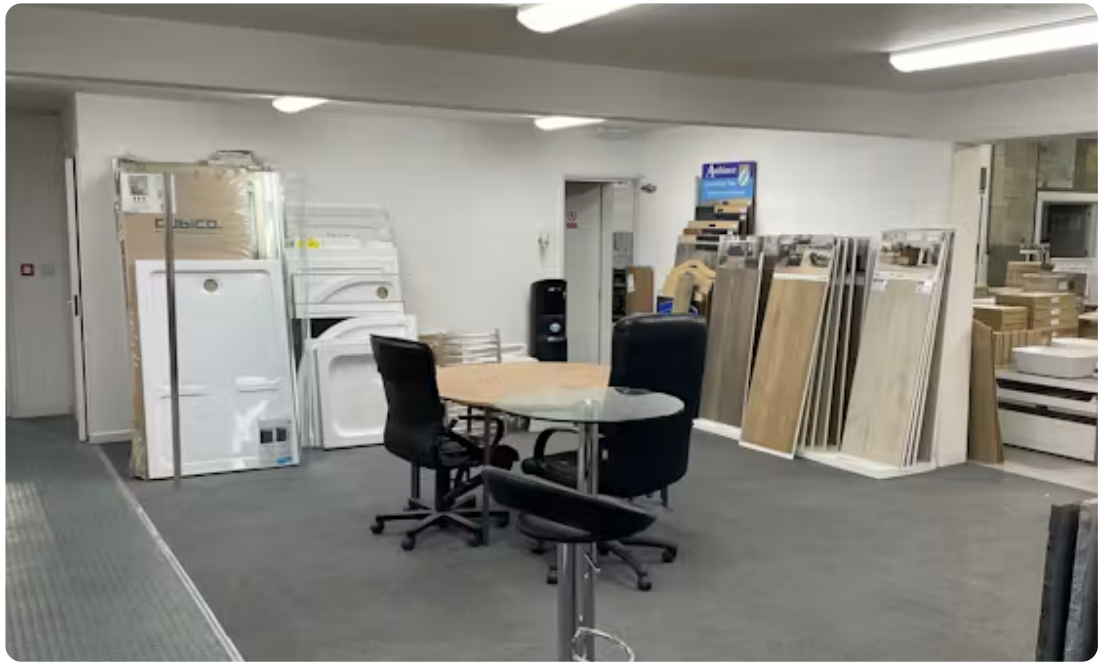
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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	9,014	837.43	-	Available
1st	1,586	147.34	-	Available
Total	**10,600**	**984.77**		

TERMS

New Fully Repairing and Insuring Lease

RENT

£106,000 per annum

EPC

D (81)

BUSINESS RATES

Rateable Value: n/a

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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