BROMWICH HARDY

024 7630 8900

www.bromwichhardy.com

VIEW ONLINE

INDUSTRIAL / WAREHOUSE TO LET



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29 LONGFIELD ROAD, LEAMINGTON SPA, CV31 1XB

To Rent: £30,000 per annum 2,990 sq ft (277.78 sq m)

Description

The property comprises a self-contained industrial/business unit of steel portal frame construction with brick and block elevations beneath a pitched roof. Internally, the unit provides open-plan workshop/warehouse accommodation with ancillary office space.

The unit benefits from a straightforward and efficient layout, providing adaptable space to suit a variety of operational requirements. The property is located within a primarily industrial environment, making it well suited to occupiers seeking accommodation within a recognised business destination.

Summary

- Established commercial location
- Loading access
- On-site parking
- Suitable for a range of industrial and business uses





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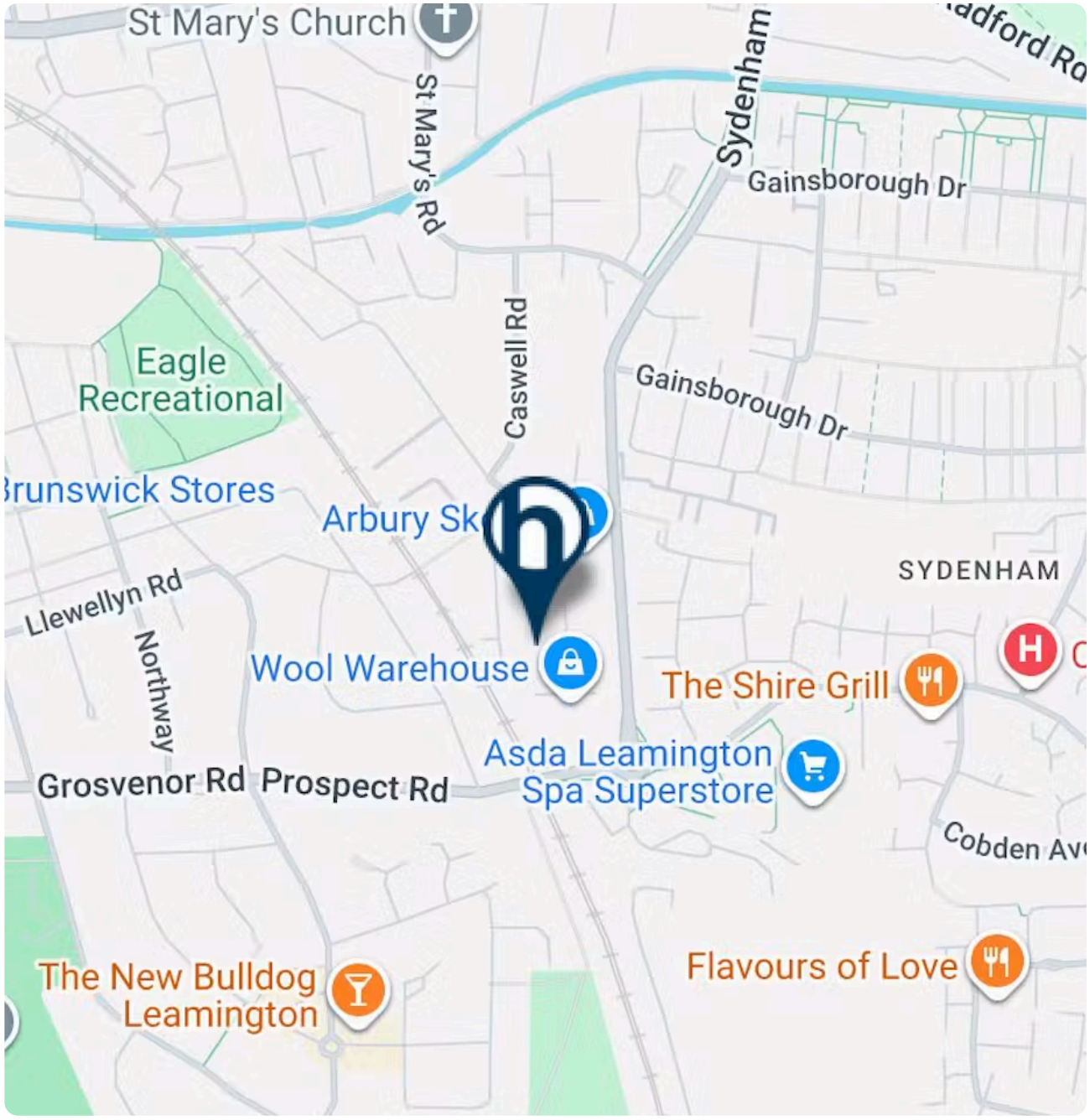
To Rent: £30,000 per annum 2,990 sq ft (277.78 sq m)

Location

The property is located on the well-established Sydenham Industrial Estate, a short distance from Leamington Spa town centre. Excellent road communications are provided via the nearby A425, offering direct access to areas east of the town including Rugby, Daventry and the M1 motorway.

The M40 motorway, situated to the south-west, provides swift connectivity to the wider Midlands motorway network.

Leamington Spa railway station offers direct services to London and Birmingham, while Birmingham International Airport is approximately 15 miles away, making the location highly accessible for both occupiers and visitors.



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GALLERY









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TERMS

Terms to be agreed

RENT

£30,000 per annum

EPC

B (46)

BUSINESS RATES

Rateable Value: £18,750

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.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



Rob Lord
07385 663 147
rob.lord@bromwichhardy.com

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