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VIEW ONLINE

INVESTMENT INDUSTRIAL UNIT FOR SALE



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7A JENTON ROAD, SYDENHAM INDUSTRIAL ESTATE, LEAMINGTON, CV31 1XS

For Sale: Offers in excess of £450,000 4,859 sq ft (451.42 sq m)

Description

7a Jenton Rd comprises a 4,859 sqft industrial unit arranged over ground and first floor featuring a full mezzanine. The industrial unit is of steel framed block & brick construction, with corrugated sheeting, and includes W/Cs, a kitchenette, and a reception area. There is both a personnel access door and roller shutter door on the front of the building, and a forecourt for parking.

The unit benefits from air conditioning and electric heating throughout. There is also the added benefit of solar PV panels on the roof, currently generating income of £3,000-4,000 per annum from the current tenant.

This unit will be sold with a tenant in occupation, Sydenham Autos Ltd, with the potential for vacant possession subject to agreement. The annual rent is £21,600 per annum with approximately 3 years until expiry. The tenant has been in occupation since 2022.





Summary

- Excellent Industrial Location
- Freehold Investment Sale
- 4,859 sqft split across Ground and First floor
- Full Mezzanine
- Solar Panels Installed
- £21,600 p.a. Rental Income Plus Additional Solar Panel Income

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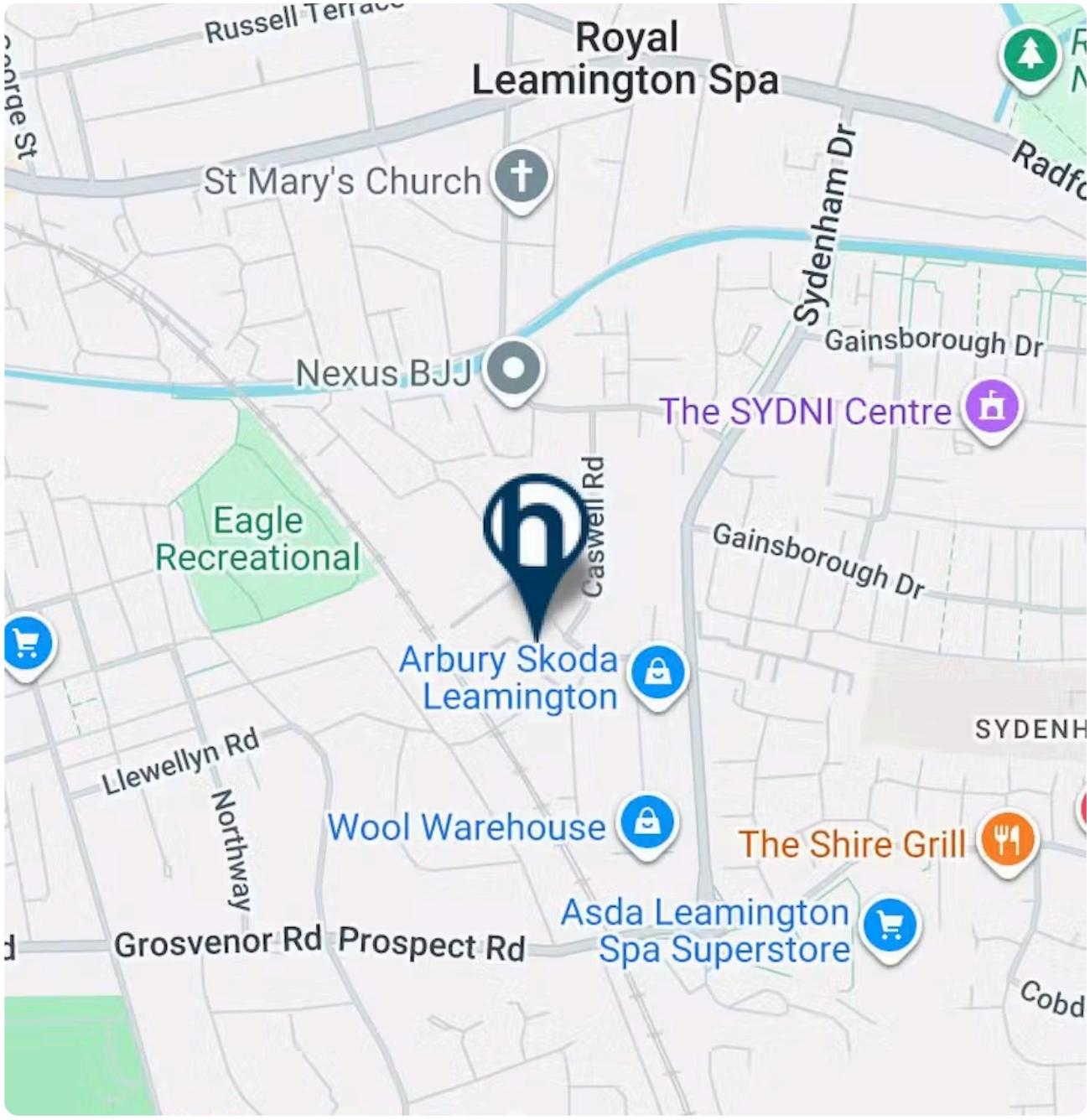
7A JENTON ROAD, SYDENHAM INDUSTRIAL ESTATE, LEAMINGTON, CV31 1XS

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Location

7a Jenton Rd is situated on the established Sydenham Industrial Estate, less than 1 mile south-east of Leamington Spa town centre. The property benefits from excellent regional connectivity, with Junction 15 of the M40 6 miles away, providing access to the M42, M6 and wider Midlands motorway network.

The estate is a popular location for automotive, manufacturing, warehousing and distribution businesses, supported by a strong local skilled workforce and good access to Leamington Spa railway station.

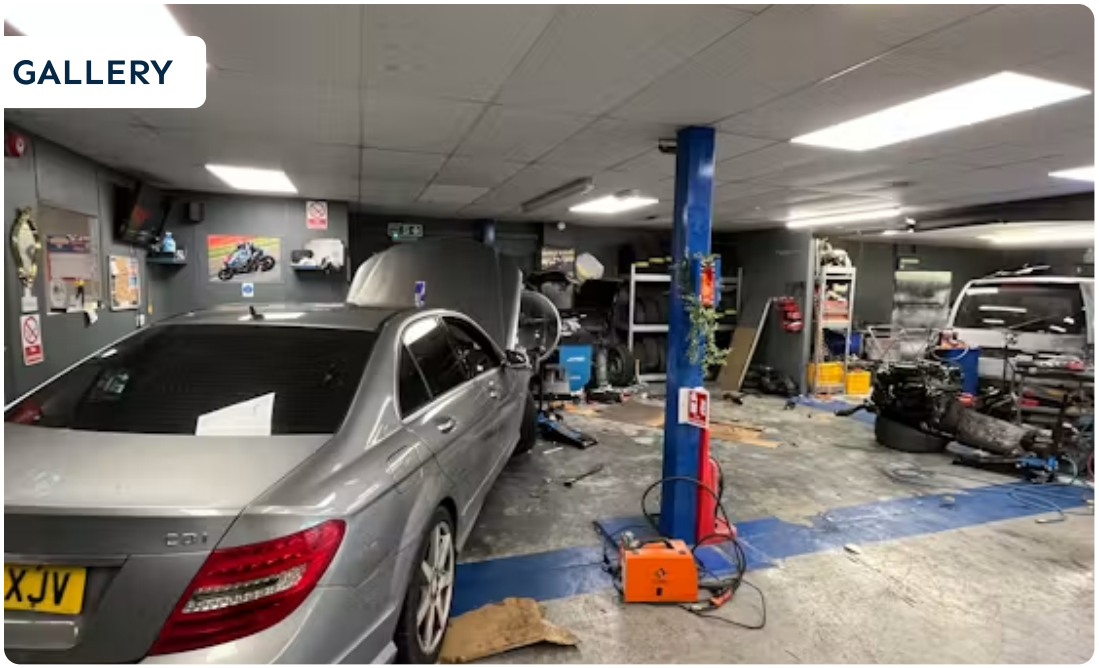


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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	2,454	227.98	£8.88 /sq ft	Let
1st	2,405	223.43	£8.88 /sq ft	Let
Total	**4,859**	**451.41**		

TERMS

Terms to be agreed

EPC

D (87)

VAT

Not applicable

BUSINESS RATES

Rateable Value: £49,500

LEGAL FEES

Each party to bear their own costs

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



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