BROMWICH HARDY
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VIEW ONLINE

INDUSTRIAL UNIT FOR SALE/ MAY LET



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TF25, EDGEHILL DRIVE, TOURNAMENT FIELDS, WARWICK, CV34 6UQ

For Sale: £3,850,000 25,000 sq ft (2,322.58 sq m)

Description

The property comprises a modern detached freehold industrial unit featuring two ground-level loading doors, a substantial secure yard extending approximately 25 metres in depth, and well-appointed office accommodation arranged over ground and first floors. Additional amenities include a personnel lift, kitchen facilities, and male, female & disabled w/cs.

A dedicated reception area provides a professional point of entry for staff and visitors, supported by 28 allocated on-site parking spaces.

The warehouse benefits from an impressive eaves height of 8.4 metres and a minimum clear internal height of 7 metres, making it well suited to a range of industrial and logistics occupiers.

The property is situated within a secure self-contained site, enclosed by perimeter fencing and accessed via a gated entrance.





Summary

- Located on the popular Tournament Fields estate
- Adjacent to Junction 15 of the M40 and A46 road network
- 25,000 sq ft modern freehold industrial unit
- 2 ground level access doors
- Fitted offices arranged over ground and first floor
- 8.4m eaves height, 7m clear internal height

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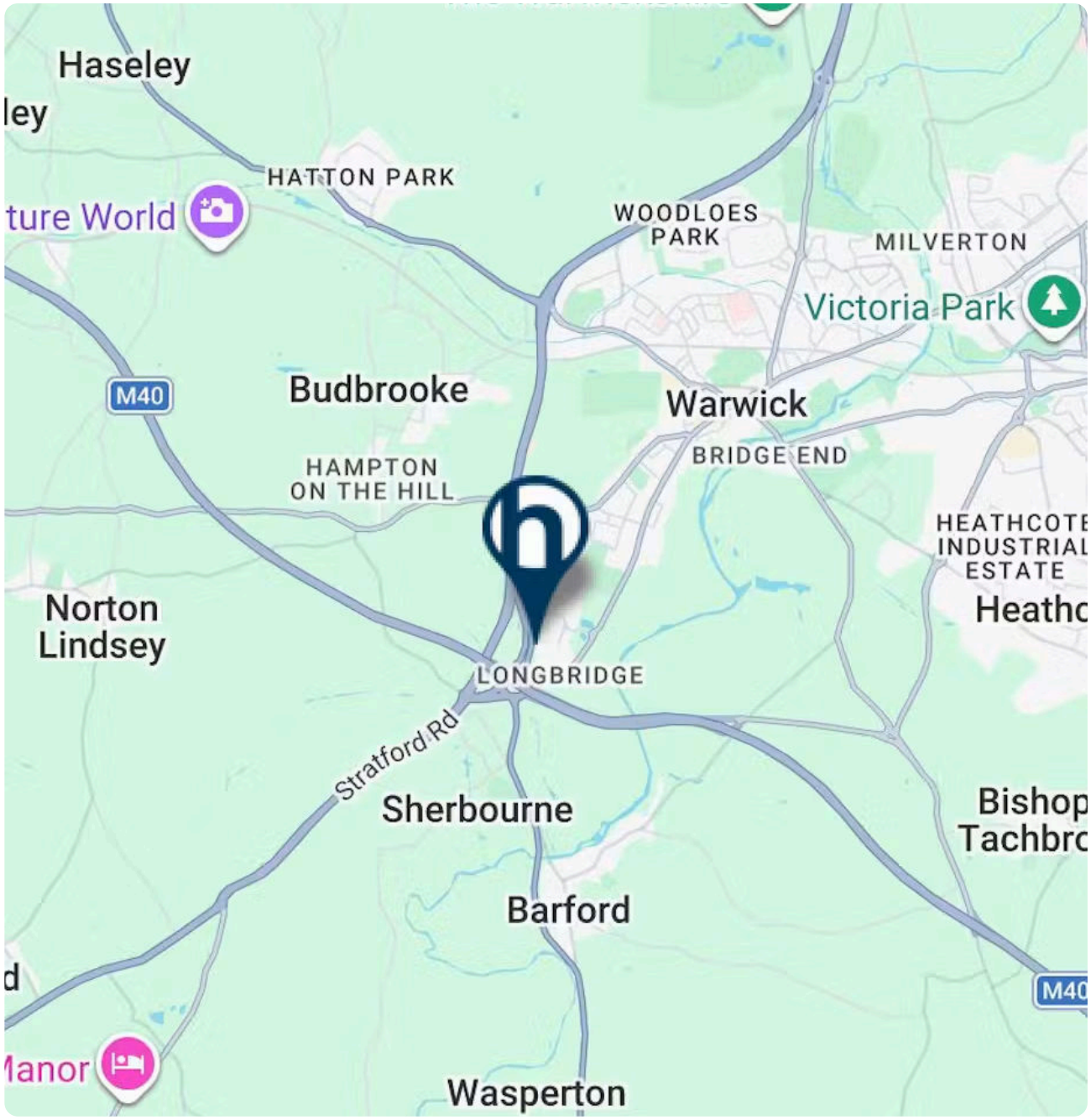
Location

Unit 3, Bosworth Avenue is prominently located within Tournament Fields Business Park, one of Warwick's popular commercial, residential and business destinations. Positioned immediately adjacent to Junction 15 of the M40 the A46 Warwick Bypass, the estate benefits from excellent connectivity to the regional and national motorway network, providing direct access to Birmingham, London and the wider Midlands.

Tournament Fields has established itself as a high-quality business location, home to a range of national and international occupiers, and offers an attractive working environment with extensive landscaped surroundings. Warwick town centre is located approximately 2 miles away, whilst Leamington Spa lies around 4.5 miles to the east, providing a wide range of retail, leisure and amenity facilities for occupiers and staff.

The location is further enhanced by strong public transport links, with nearby rail services available at Warwick Parkway and Warwick Railway Station.



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Warehouse	21,990	2,042.94	-	Available
Ground - Office	1,510	140.28	-	Available
1st - Office	1,500	139.35	-	Available
Total	**25,000**	**2,322.57**		

EPC

A (17)

VAT

Applicable

BUSINESS RATES

Rateable Value: £285,000

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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