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VIEW ONLINE



TRADE COUNTER, WAREHOUSE TO LET

BROMWICH HARDY
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UNIT 27, HURLBUTT ROAD, WARWICK, CV34 6TD

To Rent: £34,000 per annum 3,820 sq ft (354.89 sq m)

Description

Unit 27 forms part of a terrace of industrial units and benefits from dedicated car parking and loading facilities to the front. The accommodation includes first floor office and storage space to the front and the rear of the property, a roller shutter loading door, male and female WC facilities and a fitted kitchenette. The unit is equipped with LED lighting and offers an eaves height of approximately 5.25 m (17 ft).

Summary

- Under rerurbishment to include new roof
- Parking and loading areas to the front of the unit
- Excellent access to the M40
- First floor office and storage space
- Approximate eaves height of 5.25m
- Male and female WC facilities
- Trade Counter Entrance





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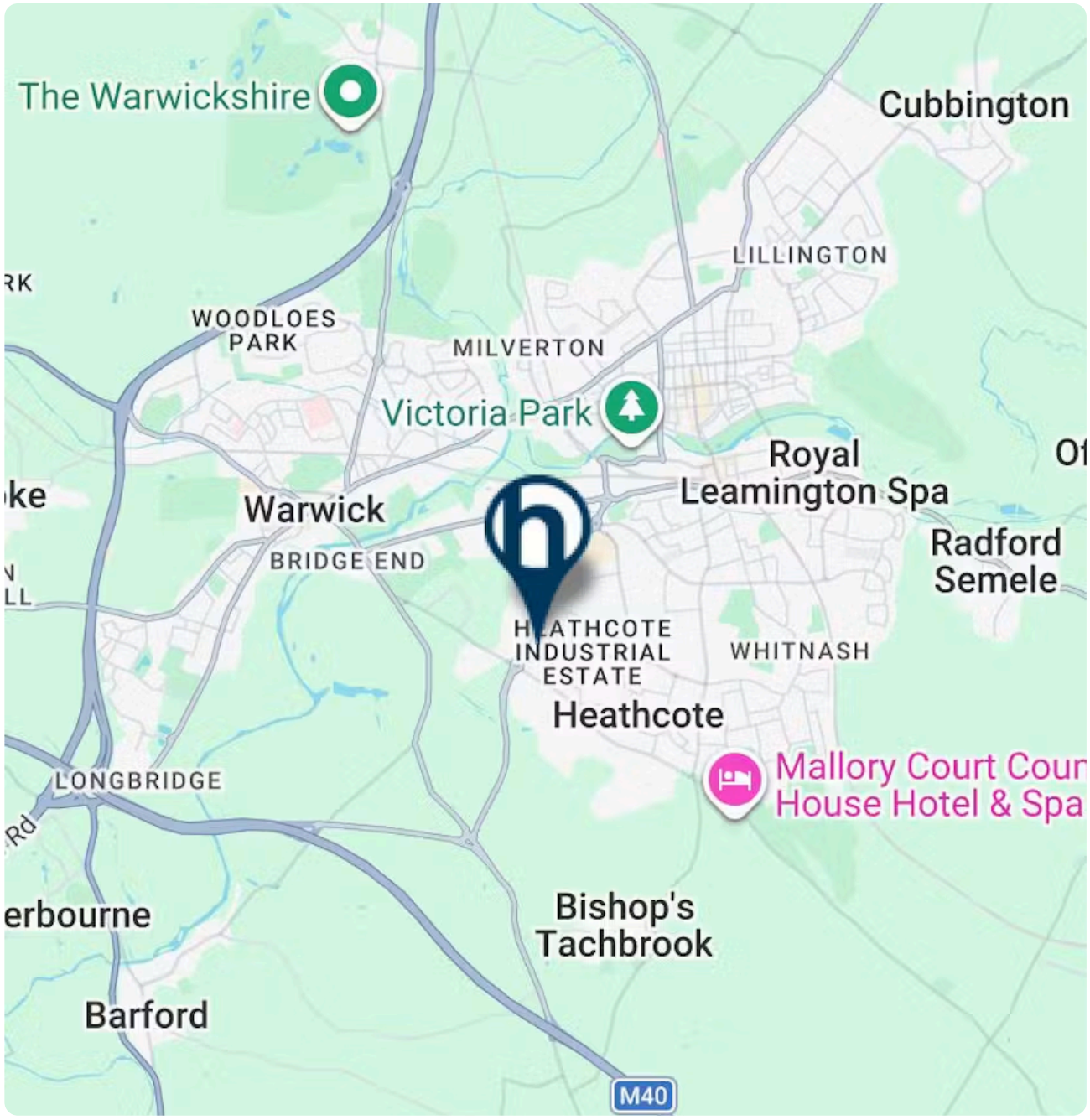
Location

Unit 27 is located on the established Heathcote estate home to a variety of Trade Counter, retail, warehouse and light industrial occupiers. Hurlbutt Road is situated between Bird Road and Blick Road, both of which are accessed from Heathcote Way.

The property forms part of the established Heathcote Industrial Estate, located approximately 2 km south of Leamington Spa town centre. The estate benefits from its close proximity to Tachbrook Park, a successful mixed-use development comprising modern offices and industrial accommodation, while Shires Retail Park lies nearby, offering a wide range of retail amenities. Excellent transport links are available, with Junctions 13 and 14 of the M40 motorway approximately 5 km to the south, and Warwick town centre located around 4 km away.



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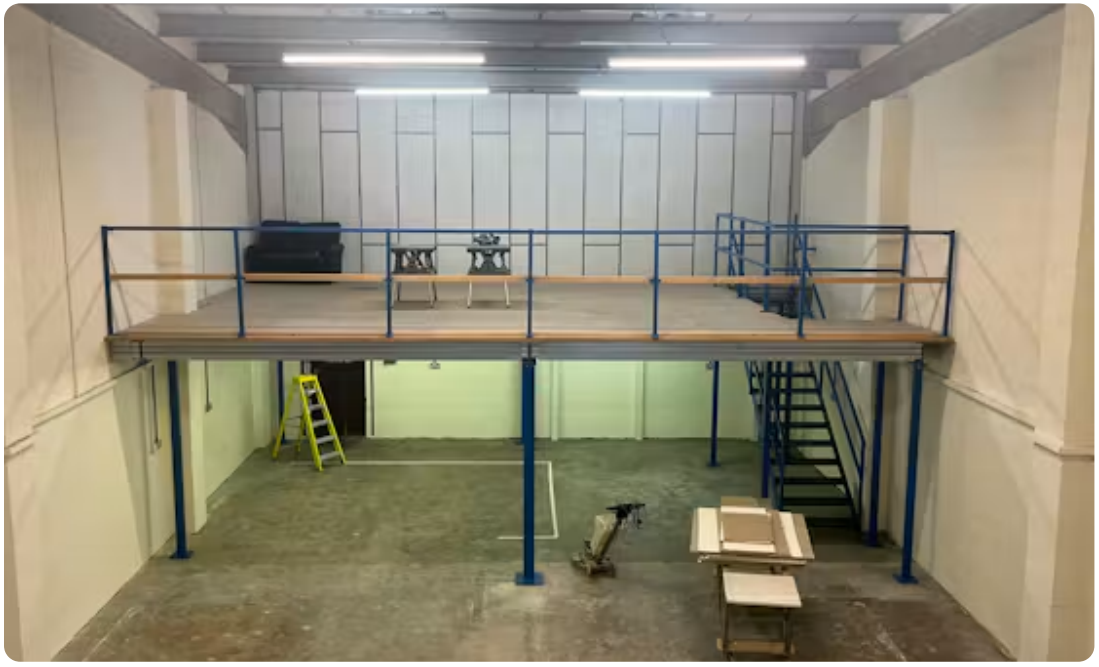
GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit	2,500	232.26	-	Available
Mezzanine	1,320	122.63	-	Available
Total	**3,820**	**354.89**		

TERMS

New terms to be agreed

RENT

£34,000 per annum

EPC

C (57)

VAT

Applicable

BUSINESS RATES

Rateable Value: £25,500

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



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

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