

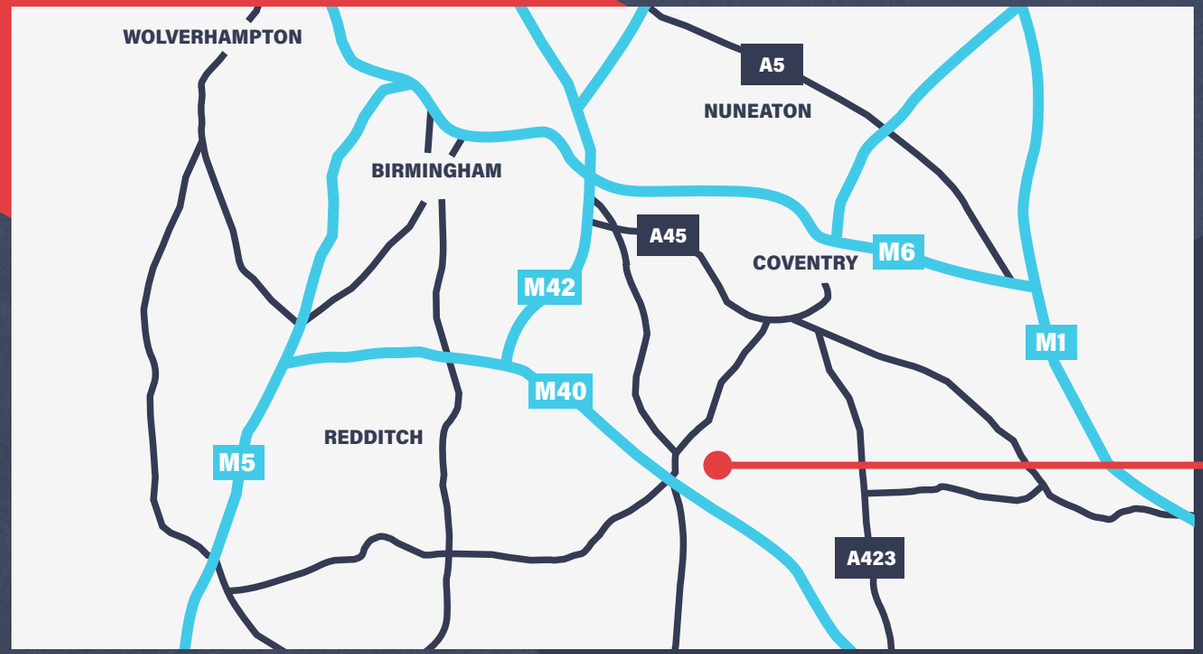
TITAN BUSINESS CENTRE

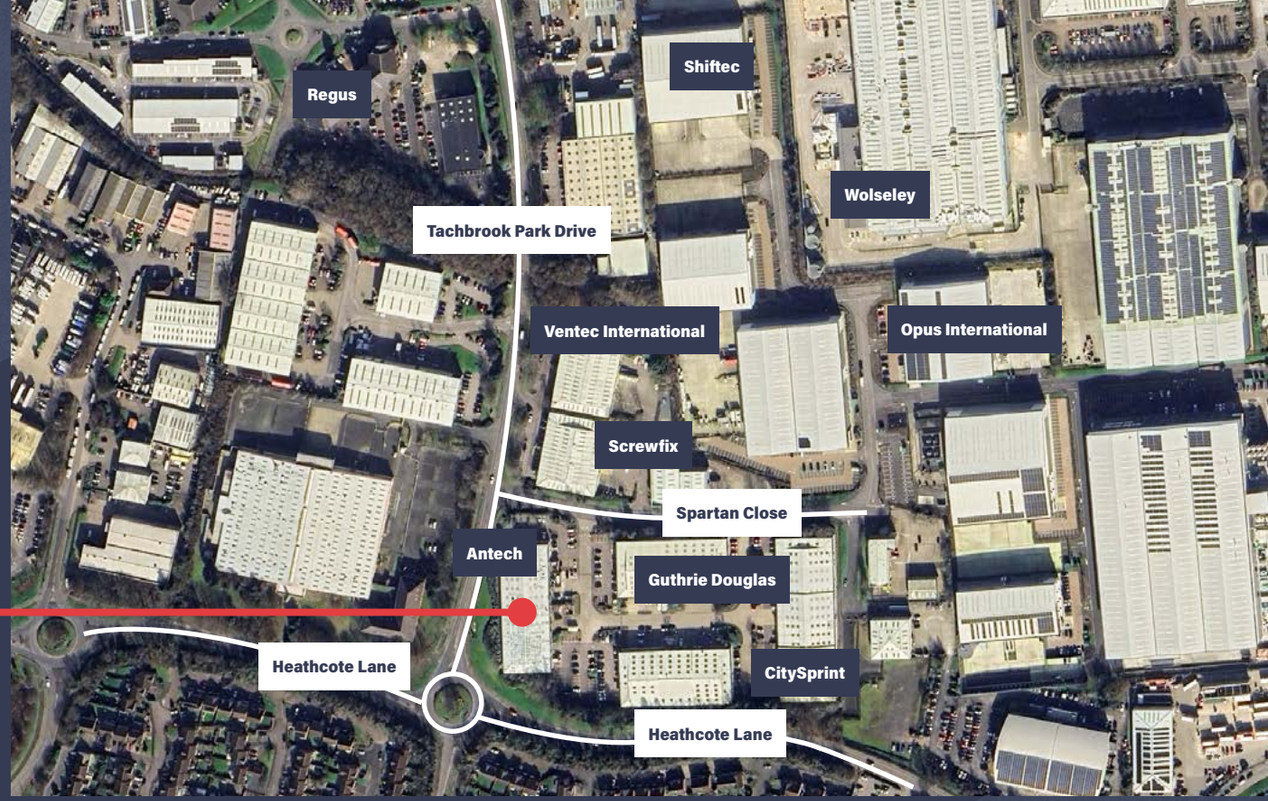
TO LET
MODERN INDUSTRIAL / WAREHOUSE UNIT
17,875 SQ FT (1,661 SQ M)

- Prominent Location 3 miles from M40 (w3w/// aside.scope.pram)
- 2 x Roller Shutter Doors
- 350 kVA power supply
- On Site Parking For 40 Cars
- WC & Kitchen Facilities
- Suitable for industrial / warehouse / research & development uses

UNIT 2 TITAN BC
TACHBROOK PARK DR
LEAMINGTON SPA CV34 6RR


WOLSELEY
IRON MOUNTAIN®
BLADON
gm
Pietro Fiorentini
Delphi
SCREWFIX
Guthrie Douglas
Antech





LOCATION

Titan Business Centre is accessed off Tachbrook Park Drive which links into Heathcote Lane situated between the popular Tachbrook Park Industrial Estate and Heathcote Industrial Estate.

The property provides easy access to Junctions 13 and 14 of the M40 motorway (approximately 3 miles away) which in turn provides access to the Greater Midlands Motorway Network.

BY CAR

J13-14 M40	3-4 miles / 6-8 mins
Birmingham	36 miles / 43 mins
Coventry	12.7 miles / 22 mins
Oxford	50 miles / 1 hour
London	95 miles / 1 hour 50 mins

BY TRAIN

Birmingham	36 mins
Coventry	11 mins
Oxford	36 mins
London	1 hr 22 mins



TITAN BUSINESS CENTRE

The property comprises a semi-detached warehouse unit of steel portal frame construction. The pitched roof features profiled metal sheet cladding incorporating roof lights. The elevations are clad with profiled metal cladding.

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Holiday Inn
BY IHG
halfords
TK maxx
next
M&S
EST. 1884
Sainsbury's
Antech
SCREWFIX
BLADON
Guthrie Douglas
Delphi
Pietro Fiorentini

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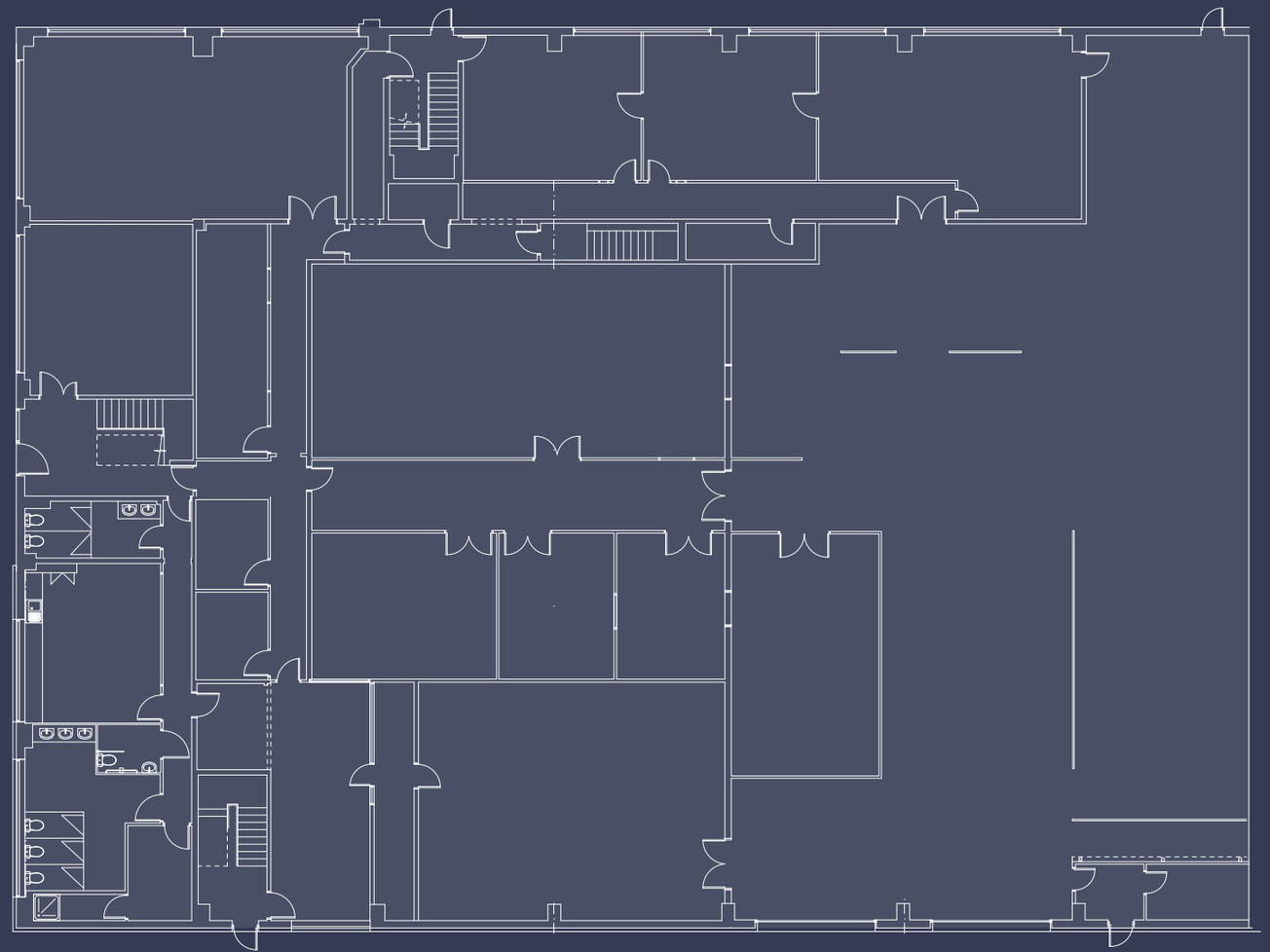
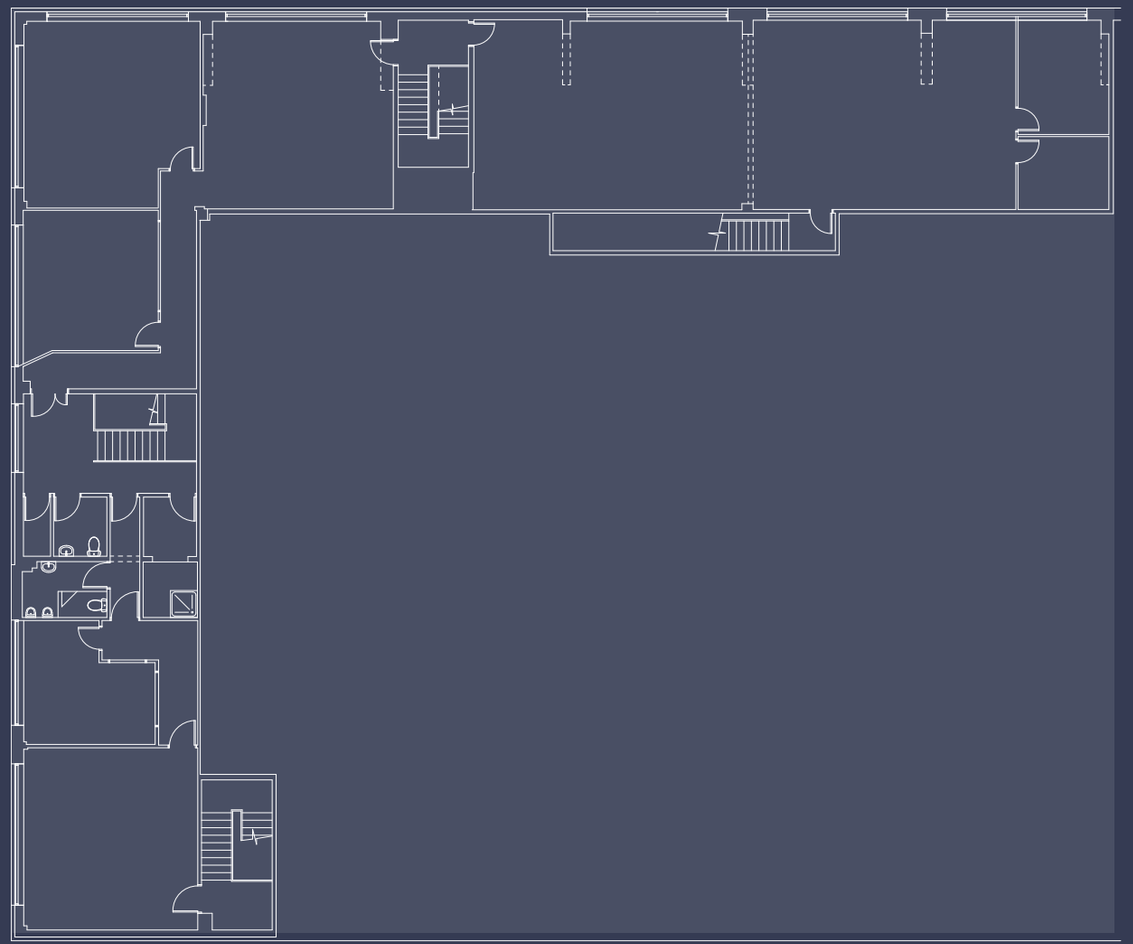
FLOOR PLANS

Layout is subject to change following refurbishment works.



GROUND FLOOR



FIRST FLOOR





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ACCOMMODATION

Warehouse	8,988 sq ft	835 sq m
Grd Floor Office	4,714 sq ft	438 sq m
1st Floor Office	4,173 sq ft	388 sq m
Total	17,875 sq ft	1,661 sq m

RENT
Rent on application.

TERMS
The property is available by way of a fully repairing and insuring lease, terms to be agreed.

VAT
VAT chargeable at the current rate.

SERVICE CHARGE
An estate service charge will be levied to cover a proportion of the upkeep and maintenance of the communal areas.

RATES
The rateable value is £162,000. We would recommend that further enquiries are directed to the Local Rating Authority.

EPC
EPC rating C.

FURTHER INFORMATION
Contact owner direct:

Tom Clough
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07786214419

4thindustrial.com

VIEWINGS
Strictly via agents:

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T: 01926 792 900

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