

TO LET

14 Highdown Road

Sydenham Industrial Estate • Leamington Spa
CV31 1XT

- End of terrace, light industrial / warehouse unit
- Available immediately on a new lease
- Situated within close proximity of Leamington Spa Town Centre and within easy access of M40 Motorway
- Eaves height TBC
- Parking for 2 cars plus front loading
- Accommodation available:
GIA: 2,210 sq ft (205.31 sqm)

Rent: £25,000 P.A.X

Location

The property is located in a terrace of similar units on the east side of Highdown Road on the Sydenham Industrial Estate, which is situated to the southeast of the town. Leamington Spa itself is centrally located in the country.

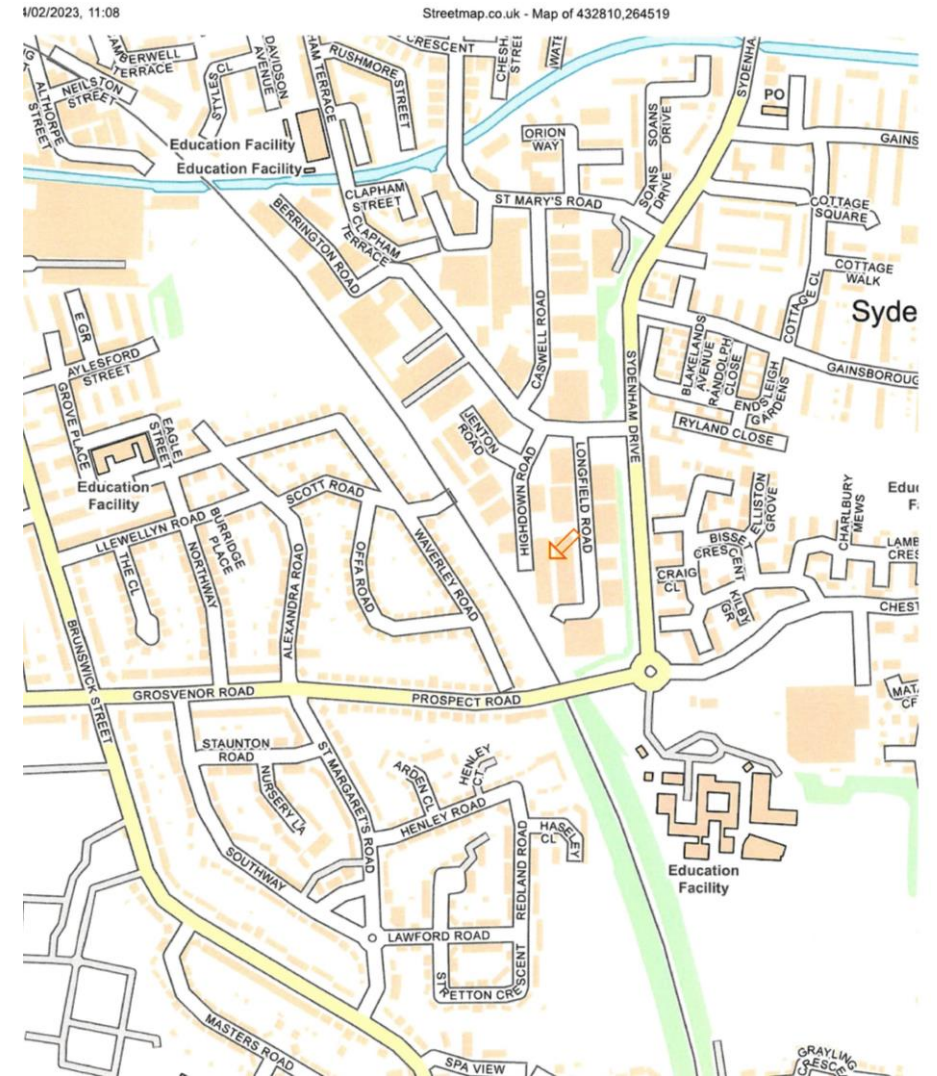
The A425 provides links with the areas to the east of the town including Rugby, Northampton, Daventry and the M1 Motorway, whilst the M40 to the southwest of the town provides direct links with the Midlands and Motorway network generally.

The town has the benefit of a railway station with direct links to London and Birmingham whilst Birmingham International Airport is located approximately 15 miles to the northwest of the town.

Description

The property itself comprises:

- End of terrace single span building of steel portal frame construction with cavity brickwork to a height of approx. 2.44m (8ft) and insulated plastic-coated steel cladding above.
- Pitched roof covered with insulated corrugated asbestos sheeting with translucent roof panels to approximately 10% of the total roof area.
- Reinforced concrete floor, together with manually operated roller shutter door 4.88m high x 3.66m wide (16ft x 12ft).
- Separate male and female toilet facilities.
- Small kitchen area and office of approximately 190 sq ft (17.65 sqm).
- Car parking is provided immediately in front of the property (2 car parking spaces).
- Current air conditioning unit for the office accommodation.
- Mezzanine floor is currently only accessed via a ladder.





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground	60'8" x 36'5" (2210 sq ft)	18.49m x 11.10m (205.30 sqm)

Services

We understand that mains water, electricity and drainage are connected to the unit. We understand that gas is not available in that part of the Estate.

Planning

We understand that the property has the benefit of planning consent for Class E purposes (light industrial). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £16,500 (as of 1st April 2023)
Rates Payable: £8,233

Tenure

The property is available to let for a term to be agreed at a rent of **£25,000 per annum** exclusive of VAT and all other outgoings. Under the terms of the lease the Tenant will be responsible for all repairs and decoration, both internal and external, as well as for reimbursing the Landlord with the premium incurred in relation to the insurance of the property.

EPC

Energy Rating D82 (see attached).

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Energy performance certificate (EPC)

14 Highdown Road LEAMINGTON SPA CV31 1XT	Energy rating D	Valid until: 17 September 2028
		Certificate number: 0910-1947-0368-9860-2084

Property type
B8 Storage or Distribution

Total floor area
205 square metres

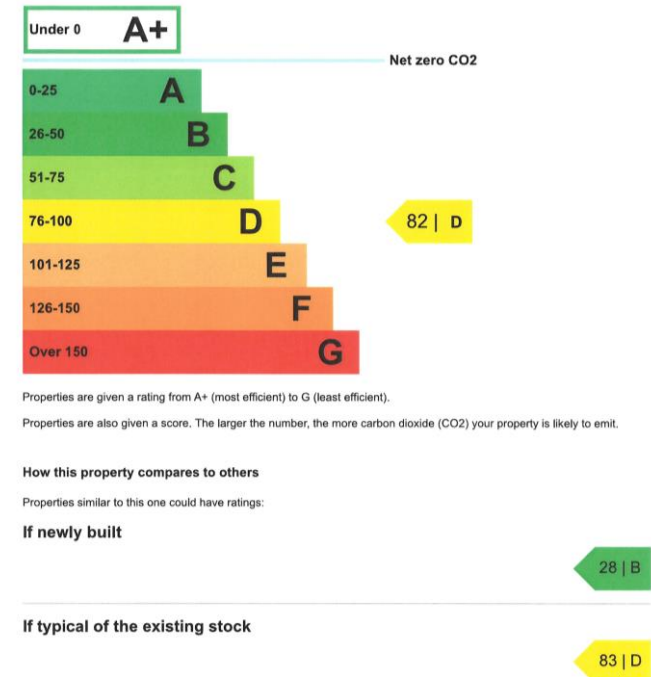
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

83 | D

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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