

To Let

Wanzl, Europa House

Heathcote Way • Warwick • CV34 6SP

- Semi-Detached Storage/Warehouse Accommodation
- Available Immediately on new lease
- Great Location, Close to J14 of M40 Motorway, Leamington Spa & Warwick Town Centre's
- Occupying Prominent Position on Town's Main Arterial Road.
- Accommodation Available:
35,917 Sq. Ft. (3,337 Sq. M.) Plus
Mezz: 13,579 Sq. Ft. (1,261.52 Sq. M.)
Total: 49,496 Sq. Ft (4,598 Sq. M)

Rent: £390,630 P.A.X

Location

The subject property occupies a prominent position on the corner of Europa Way and Heathcote Lane, one of the main Gateway Roads into the Towns of Leamington Spa & Warwick.

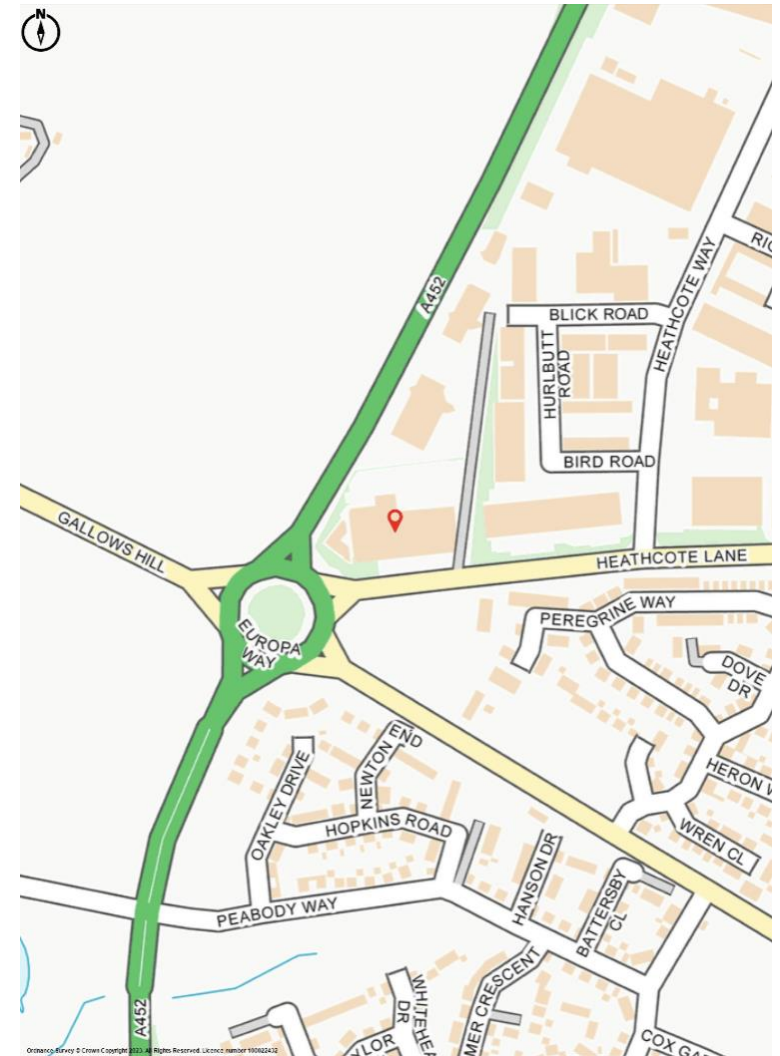
It backs onto the well-established Heathcote Industrial Estate.

The Estate is located within a 4 minute drive of Junctions 13, 14 & 15 of the M40 motorway providing excellent access to the wider motorway network.

The property is 1 mile from Leamington Train Station and Leamington Spa Town Centre is approximately 1.5 miles North East and Warwick Town Centre 1.8 Miles North West.

Local occupiers include Howdens, Edmundson Electrical, Screwfix, Jaguar Land Rover, Kia and Dennis Eagle.

As for amenities, the property is situated close to Leamington Retail Park which boasts a variety of retail and food & beverage outlets notably, M&S, Sainsbury's, Nero's coffee, Greggs etc.

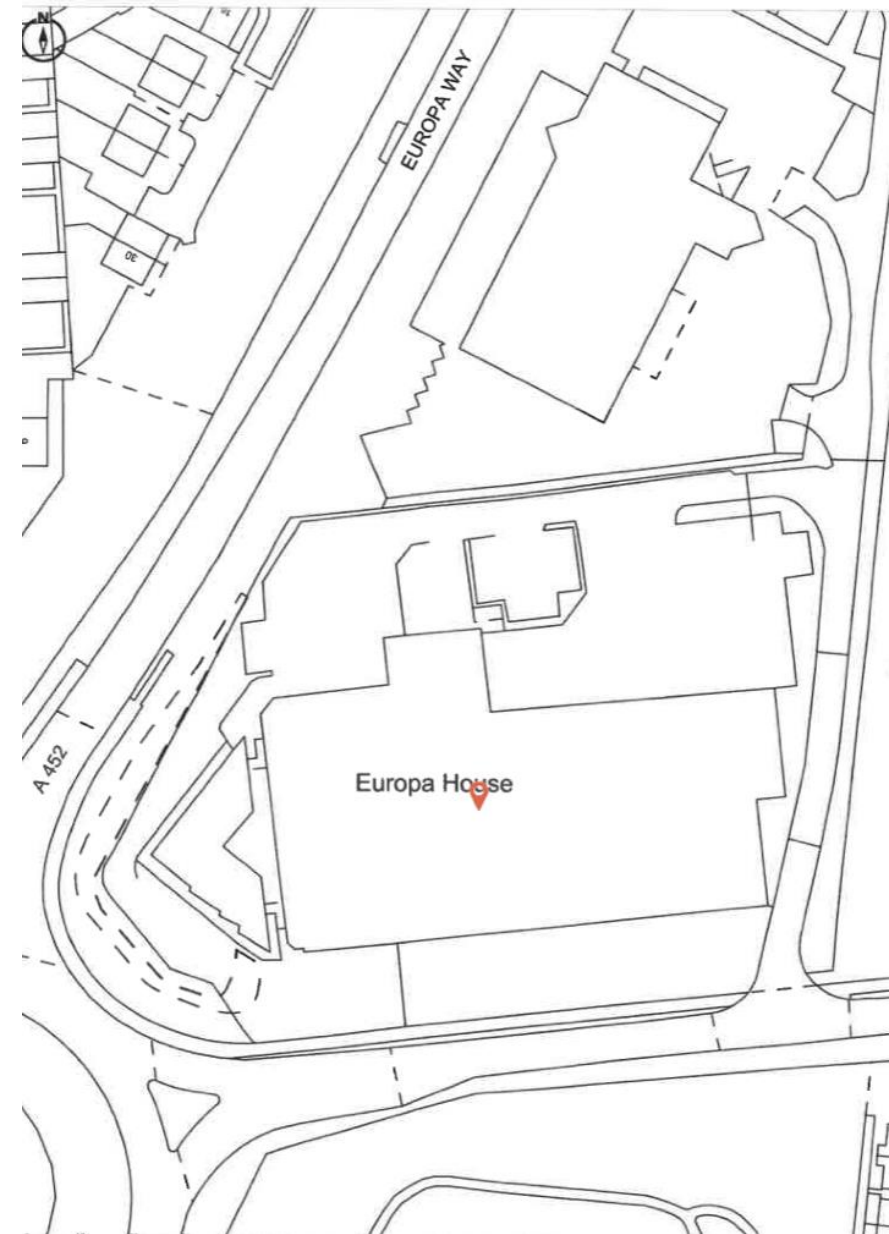




Description

The property comprises:

- Semi Detached Warehouse accommodation with mezzanine
- Steel Portal Frame constructed to an eaves height of 4.55m
- Solid Concrete Floor
- Internal masonry walls with surmounted profile cladding system
- Hi Bay Lighting
- Profile Cladding roof incorp Roof Lights
- 3 x Dock Leveller doors and 1 with Scissor Lift
- A further electric up and over doors
- Gas fan blower heating
- WC & Teapoint facilities
- On site Parking for 28 Cars
- Secure yard
- Extensive racking Available By Way of Separate Negotiation



Services

We understand that mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property will have the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D 77 – A Copy of which can be made available upon request.

Business Rates

Estimated Rateable Value: £269,492
Estimated Rates Payable: £137,979

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.

Tenure

The property is available by way of a new Internal Repairing and Insuring lease for a term to be negotiated at a rent of £390,630 PAX.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan Blood MRICS

T 01926 430700 • M 07736 809963

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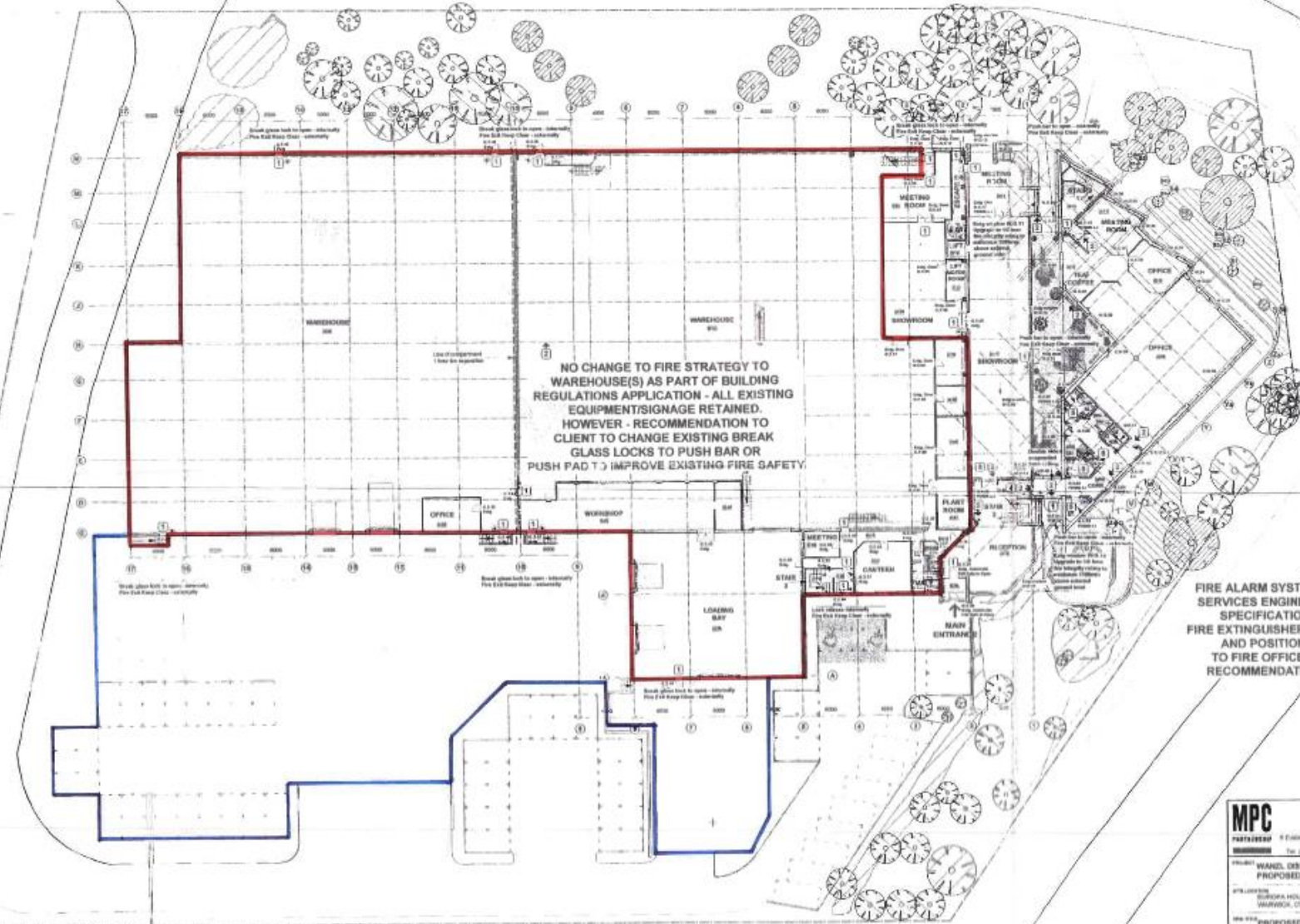


HEATHCOTE LANE

KEY

- 1. Fire Alarm Control Panel
- 2. Fire Alarm Call Point
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--- ONE-TO-ONE FIRE STRATEGY
 --- SAULT IN AIR FIRE STRATEGY
 --- Fire Alarm Call Point



FIRE ALARM SYSTEM TO SERVICES ENGINEER'S SPECIFICATION. FIRE EXTINGUISHER TYPES AND POSITIONS TO FIRE OFFICER'S RECOMMENDATIONS

MPC
 Fire Alarm Design
 Fire Alarm Call Point
 Fire Alarm Call Point

WANDL DISTRIBUTION CENTRE PROPOSED EXTENSION

27th FLOOR
 WANDL HOUSE, HEATHCOTE LANE
 WARRICK, QUA 80P

PROPOSED GROUND FLOOR
 FIRE STRATEGY PLAN

Scale: 1:200
 Date: 08/10/10
 Project: 574/BR/106