



**WARWICKSHIRE
CONSTRUCTION
LIMITED**

**ehB
Reeves**

commercial property experts

To Let

Modern Business Unit of Assignment
New Lease

1,624 sq.ft (151 sq.m)

Unit 11 Trident Park, Poseidon Way, Tachbrook Park, Warwick, CV34 6SW

Accommodation

In a prominent corner location, the property is an end of terrace Office/Business unit. The building provides excellent reception area, offices, kitchen and warehouse/workshop. It is of steel portal frame construction with modern steel clad elevations with glazing at ground and first floor to the front and side elevation. The unit is constructed to an eaves height of 6m and provides a total GIA of 1,624 sq ft. of which 978 sq.ft is at ground floor and 646 sq.ft of offices at first floor.

Further specification includes:

Ground floor reception

Well fitted Kitchen and W.Cs

Up and over electrically operated loading door

Reinforced concrete floor

Warehouse Area

Recessed electrically operated security shutter

First Floor Office Suite

Intruder alarm

Halogen down lights

Translucent roof lights

2 allocated parking spaces and Loading bay



SAT NAV: CV34 6SW

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Location

Unit 11 is situated on the Trident Park Industrial Estate, accessed off Poseidon Way which is in turn accessed off Heathcote Lane. The property is located in the heart of the Tachbrook Park business district of Leamington Spa which is within a 5 minute drive of Junctions 13 and 14 of the M40 and 1.5 miles away from Leamington town centre. Notable occupiers in the area include JLR, Tata, Stagecoach, Hermes, Screwfix, and Delphi.

Tenure

Leasehold. Available April 2024, subject to a new full repairing and insuring lease is to be granted for a minimum term of 3 years. The lease will be excluded from sections 24-28 of the landlord and tenant act 1954.



Services

Mains 3-phase electricity, water and drainage are connected.

EPC B 31

Planning

Class E

Rent

£19,500 per annum (exclusive).

Rates

The rateable value for the current year is £29,750.

Legal Costs

Each party to be responsible for their own legal costs in this transaction.



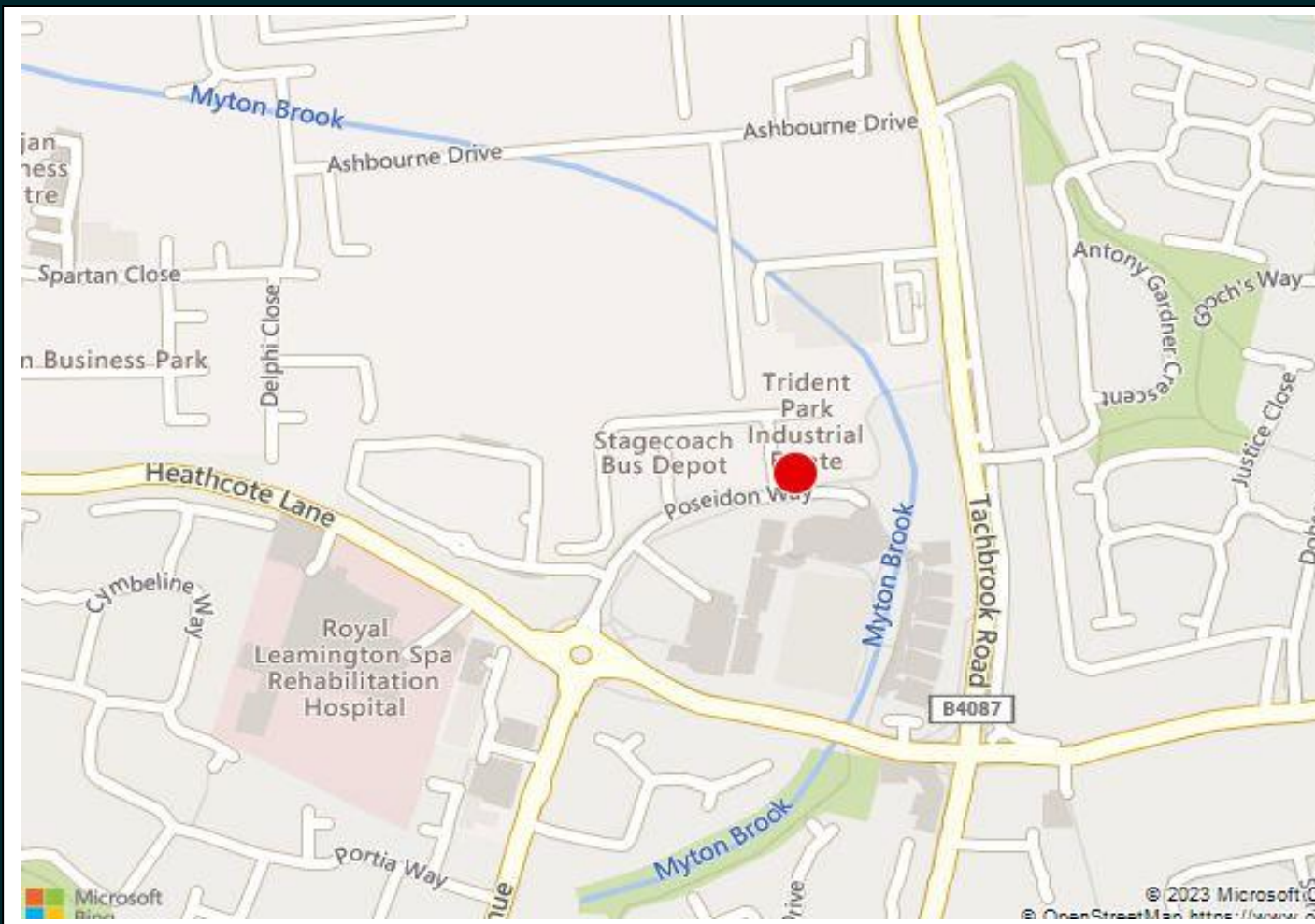
Service Charge

The estate service charge is approximately £500 plus VAT per annum.

Viewing

Strictly by appointment with the sole letting agents, ehB Reeves 01926 888181





Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Sam Hain 01926 888181

sam@ehbreeves.com/ehbreeves.com

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