

TO LET

BRAND NEW WAREHOUSE/PRODUCTION UNITS

Units 3 & 4, T1300, Plato Close, Tachbrook Park, LEAMINGTON SPA CV34 6YB



2,200 SQ FT (204.30 SQ M) - 4,425 SQ FT (411.00 SQ M) GIA

- Brand new high specification units on the new T1300 Estate
- Generous parking and loading
- Situated in popular location with easy access to M40 and A46
- Available for immediate occupation either separately or as a whole

Location

The units are located in the Warwickshire town of Leamington Spa within 3 miles of the M40 (J13) and just 1.5 miles from the Town Centre. Access via rail is also convenient with Leamington Spa train station circa 1 mile distant.

T1300 Tachbrook Park is a recently completed AC Lloyd development comprising an Estate of 15 units. The immediate vicinity around the development is largely commercial with many recognised companies including JLR, Tata Technologies, Calor and Wolsey occupying premises close by and utilising the strong supply of skilled labour.

The units are prominently positioned at the entrance to the Estate on the left as you enter from Plato Close.

Description

The properties comprise steel portal frame mid and end-terrace warehouse units with insulated clad walls and roofs. The units have been constructed to a high specification including:

- 1.72 kWp photo voltaic systems
- BREEAM Rating A
- Electric vehicle charging points
- 6.5m eaves

Access to each unit is by way of up and over shutter doors (3.60m wide x 4.50m high), with additional pedestrian access to the front and fire exits to the rear.

Internally the units comprise open plan warehouse with mains gas, water and drainage and 3 phase electricity. The units are provided in developers shell including capped services. Works can, with negotiation, be undertaken by the Landlord or by the ingoing tenant.

Externally there is surfaced car parking for at least 6 cars per unit including 2 electric vehicle charging points and a disabled bay. There is also use of a further 2 visitor spaces and bike storage.

Accommodation

Unit 3	2,200 sq ft	204.30 sq m
Unit 4	2,225 sq ft	206.70 sq m
TOTAL GIA:	4,425 sq ft	411.00 sq m

Rent

£12.00 per sq ft

Tenure

The units are available either separately or as a whole, by way of a new Full Repairing and Insuring Lease(s) for a term of years to be agreed.

VAT

VAT will be payable on the rent.

Estate Service Charge

The ingoing tenant(s) will be responsible for payment of the Estate Service Charge. Details available on request.

Rateable Value

Holt Commercial understands the Rateable Value for each unit is £12,500, thus resulting in partial Rates Relief for single premises occupiers.

Planning

The units benefit from planning permission for Employment Uses within Use Classes B1c (Light Industrial), B2 and B8.

Energy Rating

To be assessed.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction. Abortive fees may be payable.

Viewing

Strictly by appointment with the sole agents:

HOLT COMMERCIAL
CHRIS HOBDAY

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