

TITAN BUSINESS CENTRE

TACHBROOK PARK | WARWICK | CV34 6RR

A refurbished, high specification industrial / warehouse unit in a prime established distribution location.

Unit 6: 7,976 sq ft (740.99 sq m)

TO LET



Location

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

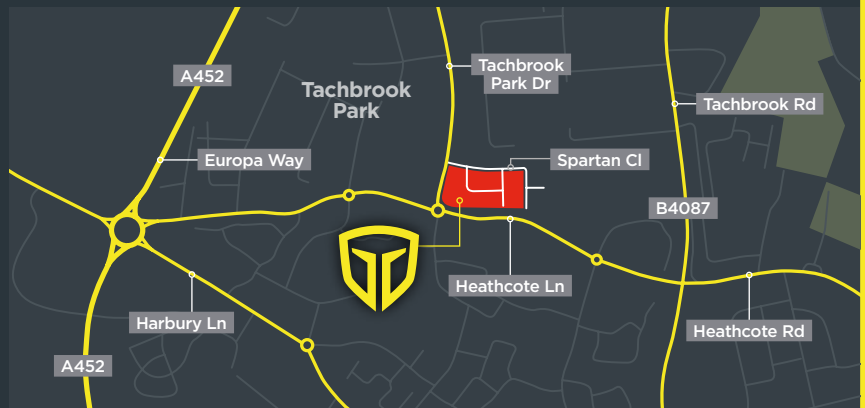
The property provides quick access to Junctions 13 and 14 of the M40 motorway (approximately 3 miles away) which in turn provides access to the Greater Midlands Motorway Network.

The units are situated approximately 2 miles south of Leamington Town Centre and 3 miles south west of Warwick Town Centre. The site is a short drive from the Shires Retail Park where occupiers include JD Sports, Costa Coffee, Subway and Sainsbury's but to name a few.

Furthermore, other notable occupiers close by include Screwfix, Hofer Powertrain.



SAT NAV: CV34 6RR



| Drive Time / Distances | Miles | Time |
|----------------------------|-------|-------------|
| Leamington Spa Town Centre | 2.3 | 8 mins |
| Warwick Town Centre | 2.9 | 8 mins |
| Birmingham | 36 | 42 mins |
| London | 95 | 1hr 50 mins |
| Junction 13, M40 motorway | 3.8 | 10 mins |
| Junction 14, M40 motorway | 2.3 | 8 mins |

Description

Unit 6 has been refurbished to a high specification recently. General specification of the unit includes:

- Prominent warehouse premises on established estate
- 5.7m to underside of haunch
- Heating & lighting
- One level loading door (4.5m height by 4m width)
- Well specified two storey offices
- On site parking for 11 cars
- Good sized service yard
- WC's and kitchenette facility

Accommodation

| | Sq ft | Sq m |
|----------------------|--------------|---------------|
| Warehouse | 5,738 | 533.07 |
| Ground Floor Offices | 1,119 | 103.96 |
| First Floor Offices | 1,119 | 103.96 |
| Total | 7,976 | 740.99 |

Services

We understand that all main 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.

EPC

Unit 6 has an EPC rating of C 71.

Terms

The units are available on a new full repairing and insuring leasehold basis by way of a new lease for a term to be negotiated.

Service Charge

There will be an Estate service charge levied to cover the cost to the external communal areas.

Rates

Rateable Value £47,963 (2019/20)

VAT

VAT may be payable on the transaction at the prevailing rate.

Legal Costs

Each party are to cover their own legal and professional costs associated with this transaction.



Contact



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