

5 Caswell Road
Sydenham Industrial Estate
Leamington Spa
CV31 1QD

ehB
Reeves

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Royal Leamington Spa
CV32 5QN

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PRICE REDUCTION – SALE BY LIQUIDATOR

Industrial/Warehouse Unit For Sale (May Let)

15,249 sq ft (1,416.7 sq m)

- Including Offices and Ancillary Areas: 3,810 sq ft (353.9 sq m)
- Fully Fenced and Secure
- On Site Car Parking
- Located on Sydenham Industrial Estate
- Price On Application

Interested in
this property?

Contact

Robert Hawkins

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Location

The subject property is located in Leamington Spa which is situated approximately 24 miles to the south east of Birmingham, 10 miles to the south of Coventry and 12 miles to the north east of Stratford upon Avon. Warwick is approximately 2 miles to the south west.

The subject property is situated on the eastern side of Caswell Road near to its junction with Berrington Road, and is on the Sydenham Industrial Estate approximately half a mile to the south east of Leamington town centre. The M40 motorway is approximately 5.5 miles away to the south east.

Description & Accommodation

The property comprises a purpose built industrial unit which is of steel portal frame construction with brick elevations and a lined corrugated cement/asbestos roof with intermittent corrugated PVC roof lights. There is a two-storey office block to the front with brick walls and a flat roof.

The property has been extended at the side to provide additional office space to the front and production space to the rear and side.

The principle workshop/warehouse is built to an eaves height of 3.2m, the workshop extension has an eaves height of 2.8m

There is a secure concrete surfaced parking and storage area to the side. The site is secured via steel palisade fencing all around the site with access via steel gates.

Warehouse Area: 11,439 sq ft (1,063.7 sq m)
Comprising principle warehouse 8,839 sq.ft
Additional warehouse 2,600 sq.ft
Plus Offices: 3,810 sq ft (353.9 sq m)
Total: 15,249 sq ft (1,416.7 sq m)

Services

All mains services are connected to the property but any prospective purchaser should make their own enquiries to confirm.

Tenure

Freehold (or may let).

Freehold Price (Reduced)

On application.

Rental

On application.

Rates

The rateable value for the current year is £56,000.

EPC

D 76

Legal Costs

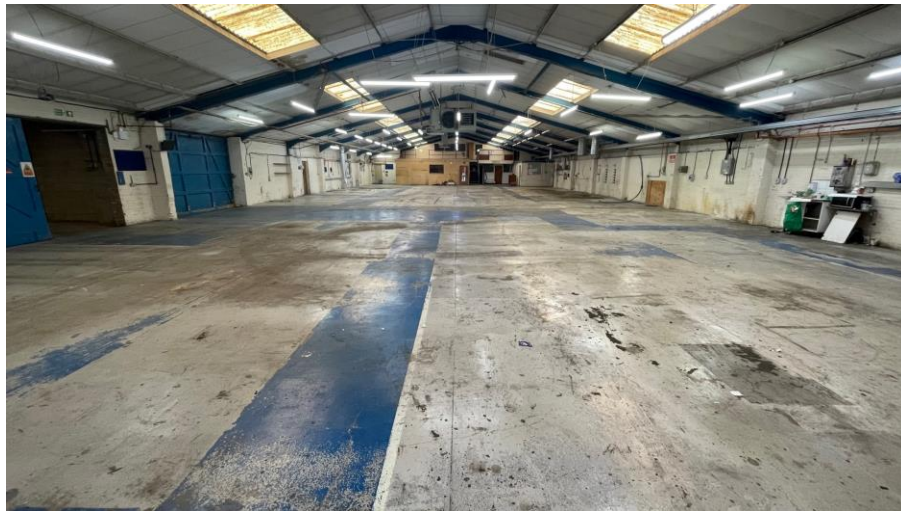
Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the sole marketing agent, ehB Reeves, on 01926 888181.

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