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commercial property experts

## For Sale

For Sale Freehold  
Class E (Formerly B1 and B8)  
Investment/Part Vacant If Required  
**1,117 - 5,348 sq.ft** (104 - 497 sq.m)

**Units 1 & 2 Triumph House & Globe House, Rigby Close, Heathcote Industrial Estate,  
Warwick CV34 6TL**

## Accommodation

Unit 1 & 2 Triumph House along with Globe House are situated in the middle of the Heathcote Industrial Estate on Rigby Close and are identified on the attached site plan. The buildings are currently in the original ownership, Triumph House having been constructed in 1983 and split in 2001 and Globe House constructed in 1988.

Constructed as two buildings, the premises currently provide three units which are let separately. The buildings could potentially be occupied as one or in part. The buildings have two vehicular access points off Rigby Close.

Units 1 & 2 Triumph House are built to an eaves height of approximately 3m, constructed of brick and block cavity walls and being surmounted by pitched and insulated cement asbestos roof incorporating roof lights. The building currently has one roller shutter door, one single pedestrian door, and one set of double doors.

Globe House is a two-storey semi-detached property, built of a steel portal frame construction to an eaves height of 4.72m and now incorporates a first floor level to the majority of the building.

There is a full height loading facility to the front of the building with a roller shutter door 3m wide x 3m high. The building is of a block and brick construction and is surmounted by a cement asbestos insulated roof with roof lights.

The buildings provide the following floor areas:-

Unit 1 Triumph House - gross internal floor area 1,647 sq.ft. (153.07 sq.m.)

Unit 2 Triumph House - gross internal floor area 1,117 sq.ft. (94.52 sq.m.)

Globe House - Gross ground floor area 1,402 sq.ft. (130.3 sq.m.) and first floor 1,182 sq.ft. (109.85 sq.m.)



## Location

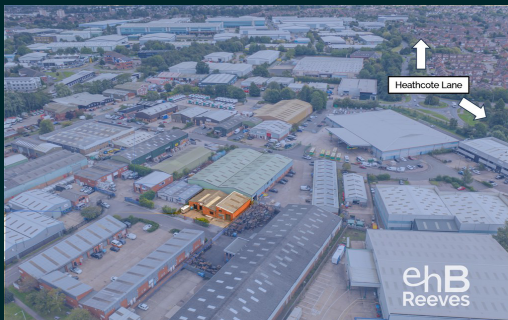
The Heathcote Industrial Estate is one of Warwick and Leamington's prime commercial zones, a well established industrial estate which has merged with Tachbrook Park. Located immediately to the south of Warwick and Leamington Spa., The estate is very close to junctions 13, 14 and 15 of the M40 motorway, within a short distance of the A46 bypass and thereafter the Midlands and national motorway networks.

Birmingham International Airport, the National Exhibition Centre and the Royal Agricultural Society are all located within 20 miles of the Heathcote Industrial Estate.

The town boasts excellent rail links with Birmingham, Coventry and London with stations at Leamington Spa, Warwick town centre and Warwick Parkway.

## Tenure

The site is to be sold freehold subject to the following lease arrangements. Vacant possession of Globe House is available.



### Unit 1 Triumph House

Currently let to Caterquip Ventilation Limited for a term of 3 years, commencing 25th December 2023 at a rent of £12,000 per annum, rising to £13,000 for year two and then £14,000 for year three.. The lease is excluded from sections 24-28 inclusive of the Landlord & Tenant Act 1954. The lease is drawn on internal repairing and insuring terms with the tenant paying an annual service charge towards exterior maintenance and repair.

### Unit 2 Triumph House

Currently let to Base by Design Limited subject to a Tenancy at Will on an ongoing basis at a current passing rent of £6,000 per annum. This relates to part of the demise only. The vendor occupies the predominate floor area.

### Globe House

Currently let to Globe Groceries Limited for a term to expire on the 11th February 2025. The lease is drawn on full repairing and insuring terms subject to a Schedule and Record of Condition. The current passing rent is £16,000 per annum



exclusive.

## Services

All mains services are connected to the site. 3-phase electricity is connected to the development. 1 & 2 Triumph House share a supply and Globe House a separate electricity supply. Globe House is fitted with a gas fired heating boiler.

## EPC

 Globe House: E 117

Triumph House 1: D 97

Triumph House 2: D 84

## Planning

Class E (formerly B1 and B8)

## Price

£615,000 for the freehold interest.

## Rent

The total current rental income is £34,000 per annum, with an estimated total rental value of £43,500 per annum, exclusive.

## Rates

The rateable values for the current year are as follows;-

Globe House: £15,500

Triumph House 1: £15,000

Triumph House 2: £12,000

## Legal Costs

Each party will meet their own legal costs.



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