



Globe House

ehB
Reeves
commercial property experts

For Sale

For Sale Freehold
Class E (Formerly B1 and B8)
2,584 sq.ft (240 sq.m)

Globe House, Rigby Close, Heathcote Industrial Estate, Warwick CV34 6TL

Accommodation

Globe House are situated in the middle of the Heathcote Industrial Estate on Rigby Close and are identified on the attached site plan. Globe House was constructed in 1988.

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:-

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 with vacant possession.

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.

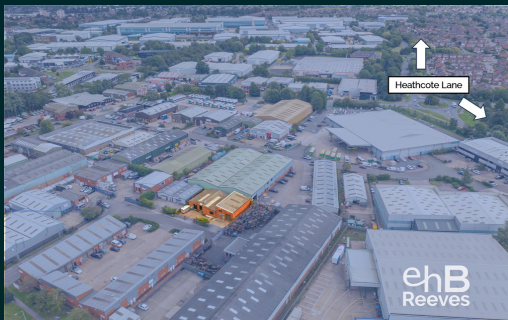
Services

All mains services are connected to the site. 3-phase electricity is connected to the development. Globe House is fitted with a gas fired heating boiler and wet radiator system.

EPC Globe House: E 117

Planning

Class E (formerly B1 and B8)



Price

£320,000 for the freehold interest.

Rates

The rateable value for the current year is £15,500

Legal Costs

Each party will meet their own legal costs.

The Buildings know as 1 and 2 Triumph House , located adjacent are also available for sale freehold as an Investment.





Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Simon Hain 01926 888181
simonwhain@ehbreves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

