

For Sale Freehold or To Let

Modern Warehouse Premises with
Open Plan Offices

5,656 sq.ft (525 sq.m)

Unit 20B Harriott Drive, Heathcote Industrial Estate, Warwick, Warwickshire CV34



Accommodation

Unit 20B is a mid-terraced warehouse premises equipped with ground reception office, kitchen, WC/shower room and principle first floor office accommodation, optional mezzanine floor and racking system.

The property was constructed in the late 1980s and is of a traditional steel portal frame construction clad externally with plastic coated profile steel sheeting. The property is built to an eaves height of 5.57m; however, at present, there is a mezzanine/racking system in situ covering the entire warehouse area providing a clear head height at ground floor level of 3m. This is to be removed (potentially available by negotiation).

Specification of warehouse includes: reinforced concrete floor, blockwork party walls, fluorescent strip lighting, gas fired fan blower heater.

Specification of offices includes: mainly open plan, one meeting room, carpet tiles, neutrally decorated walls, dado level three-core perimeter trunking, suspended ceiling, LED lighting, cat 5 network cabling throughout.

Ground Floor Reception, Loading Bay, WC and Kitchen facilities and Warehouse: 422.58 sq m (4,547 sq ft)

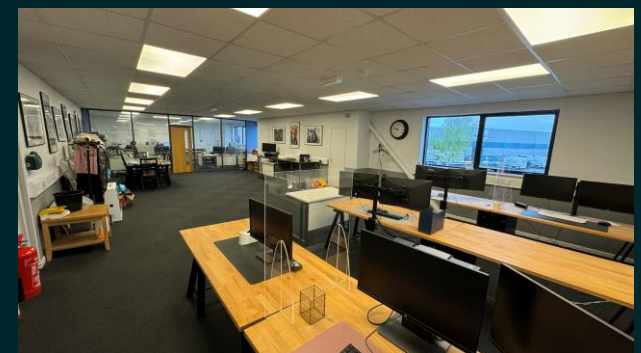
First Floor Office Suite: 103.07 sq m (1,109 sq ft)

Total Gross Internal Area: 529.07 sq m (5,693 sq ft)

Externally there is parking for 11 cars.



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Location

The unit occupies a prominent position at the head of Harriott Drive, situated on the Heathcote Industrial Estate, adjacent to Tachbrook Park and close to the Warwick Technology Park. The property is located south of Warwick and Leamington Spa town centres and is within easy access of junctions 13, 14 and 15 of the M40 motorway.

Tenure

Freehold or Leasehold

Services

All mains services are connected to the property.

EPC E 101

Planning

B1 Light Industry, B2 General Industrial, B8 Storage & Distribution

Rent

£48,000 per annum exclusive.

Freehold Price

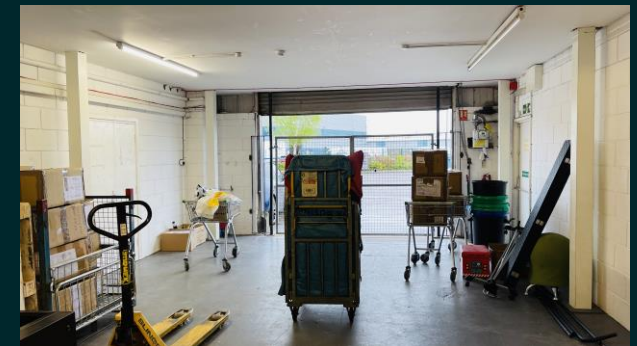
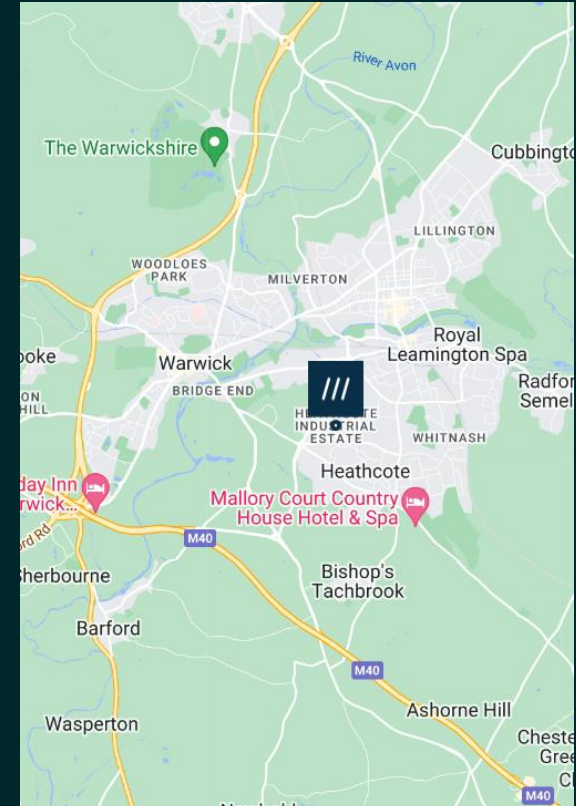
£680,000 subject to contract, with vacant possession.

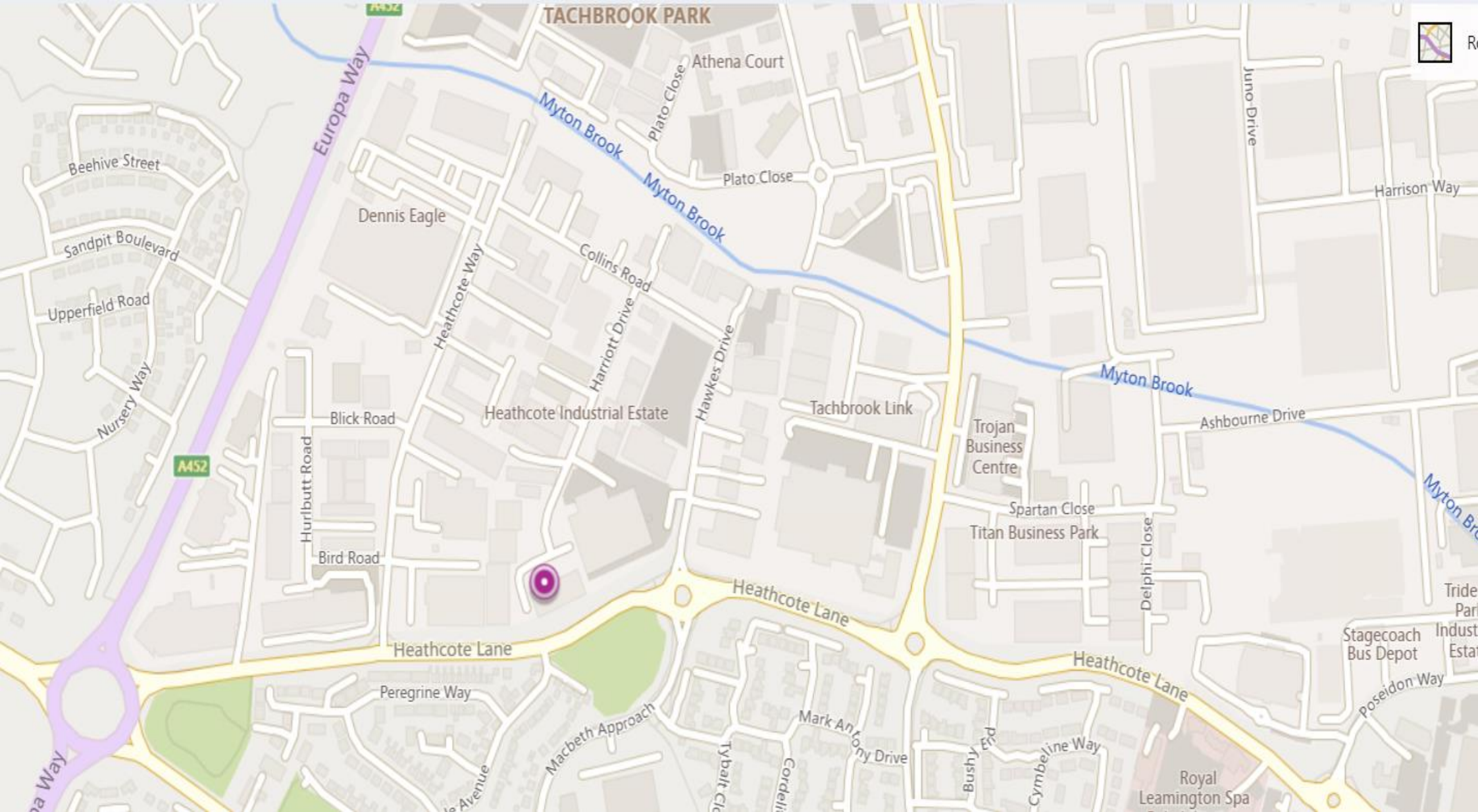
Rates

The rateable value for the current year is £41,750

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.





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For viewing arrangements, contact:

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