

FOR SALE

INDUSTRIAL BUILDING

with two-storey offices



16,155 sq ft
1,500.75 sq m

16 HARRIOTT DRIVE
HEATHCOTE INDUSTRIAL ESTATE
WARWICK CV34 6TJ

An excellent opportunity to purchase a purpose built industrial unit set within a popular commercial zone

Heathcote Industrial Estate is home to a range of organisations including Dennis Eagle UK, Wanzl, NOMOQ and the JLR Academy



Loading doors and extensive yard



Office suite set across two floors



Open fronted external shed



Security fenced perimeter



Additional parking at the front



Situated close to M40 Jct 13 & 14

Offers in the region of **£1,495,000**



Location

The property is situated on Heathcote Industrial Estate which is approximately 1.8 miles from Warwick town centre. It is within a 4 minute drive from Junctions 13, 14 & 15 of the M40 motorway providing excellent access to the wider motorway network.

Description

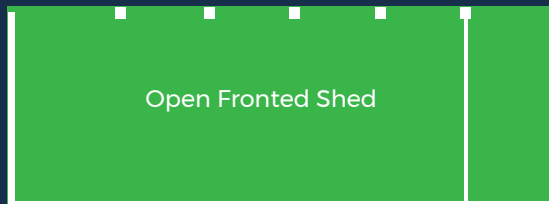
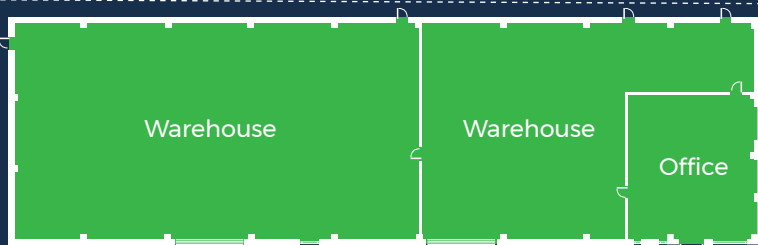
The property comprises an industrial building of portal frame construction built about 30 years ago. The main building includes two-storey offices. There is a modern kitchen and male and female wcs, including a shower room on the first floor. The main building has two roller shutter doors. In addition, there is an open sided industrial/warehouse unit with a good concrete yard and additional parking at the front of the property.



Freehold with vacant possession



Floor Plan



HARRIOT DRIVE

| Description | Sq m | Sq ft | EPC Rating E |
|----------------------------|-----------------|---------------|--------------|
| Main Building | | | |
| Warehouse | 448.17 | 4,824 | |
| Warehouse | 272.3 | 2,932 | |
| Ground floor offices | 95.58 | 1,029 | |
| First floor offices | 95.58 | 1,029 | |
| Total | 911.70 | 9,814 | |
| Open Sided Building | | | |
| Warehouse | 589.05 | 6,341 | |
| Overall Total | 1,500.75 | 16,155 | |

Total internal area **16,155 sq ft**



Services

Mains gas, electricity and water are connected to the property. The main warehouse has the benefit of gas heaters and the offices have new slimline electric radiators.

Rateable Value

£91,000 with effect from 1st April 2023

Legal Costs

The purchaser will be responsible for both parties' reasonable legal costs incurred in this transaction.

VAT

VAT will be payable where applicable

Viewing

Strictly by appointment through the joint agents.



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