

MODERN CAR DEALERSHIP

TO LET



Europa Way, Warwick CV34 6SP



Warwick

Leamington Spa

Leamington Spa
Retail Park

Tachbrook Park

Over 1,000 new
homes

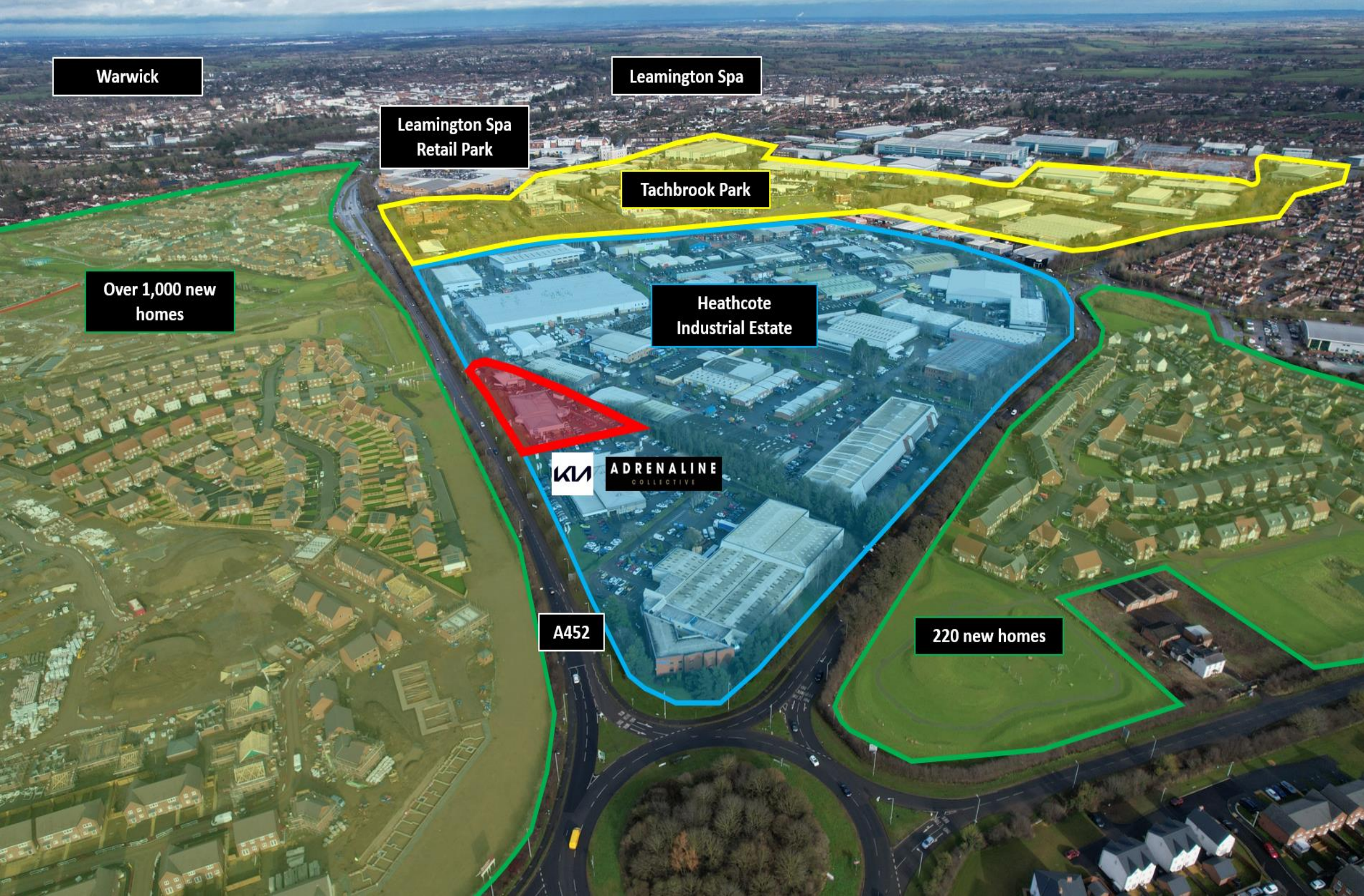
Heathcote
Industrial Estate



KIA ADRENALINE
COLLECTIVE

A452

220 new homes



EXECUTIVE SUMMARY

- Two purpose-built and modern car dealership facilities within an established mixed-use location.
- Extremely prominent site fronting Europa Way (A452), just two miles north from Junction 14 of the M40.
- Situated in a prime motor retailing pitch, neighbouring KIA and Adrenaline Collective.
- Significant ongoing residential development in the immediate vicinity.
- Fronting Heathcote Industrial Park a mixed-use commercial zone.
- Two high quality buildings, providing showroom and workshop accommodation totalling 16,930 sq ft (1,537.0 sq m) on a site of approximately 1.7 acres.
- Recently refurbished (including re-coated roof with 15+ years warranty).
- Available immediately.
- Potential for a range of alternative uses (subject to planning).
- To Let – Our client is seeking leasehold offers (subject to covenant and lease terms).



16,930 SQ FT
1.3 acres



To Let



POA

LOCATION

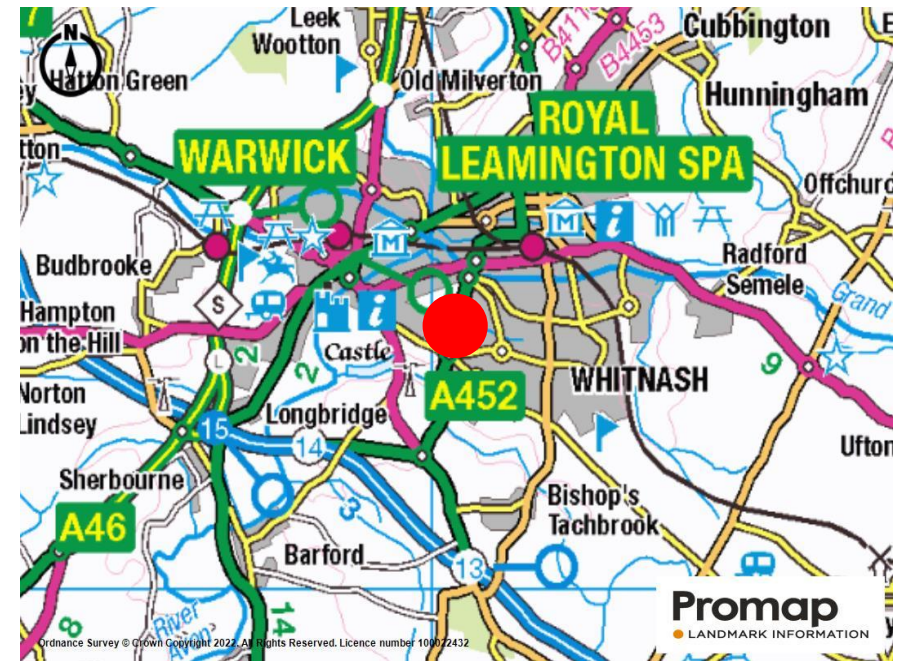
The property is situated in very close proximity to the affluent market towns of Warwick (1.7 miles northeast) and Leamington Spa (2.2 miles northwest).

The site is positioned in a highly prominent location with an extensive frontage to Europa Way (A452) which benefits from an average daily car flow in excess of 6,500 vehicles. This is therefore a highly accessible location with excellent access to both Warwick and Leamington Spa town centres, and Junction 14 of the M40 two miles to the south.

The immediate surroundings are commercial and residential in nature. The property forms part of the wider Heathcote Industrial Estate and in close proximity to Tachbrook Park Drive which is an extensive mixed use industrial, retail and leisure development.

From an automotive retail perspective Volkswagen, Nissan, Peugeot, Mazda, Ford, Renault and Dacia are all represented nearby. Rybrook have recently developed a new BMW facility on Gallows Hill, a short distance from the property. Furthermore, Kia and the premium Adrenaline Collective occupy the neighbouring unit hence providing a prime location for motor retailing.

The surrounding area has been subject to significant, and ongoing, residential development, demonstrating the desirability of the area.



DESCRIPTION

The property previously traded under the premium Volvo and Sytner Select brands and is therefore very well presented throughout.

The larger of the two units provides high quality showroom accommodation, capable of displaying approximately 9 vehicles, alongside sales offices and a customer lounge. To the rear is an extensive workshop (6 vehicle ramps), parts, offices and staff accommodation.

The building to the north of the site provides a smaller but similarly well-presented showroom, with partitioned sales offices and a valeting area to the rear. There is further office and a board room accommodation at first floor level.

Both units have been recently refurbished and are fitted to a good specification, being capable of serving an individual franchise in isolation or as part of a multi franchise operation.

The external areas are utilised for vehicle display and storage purposes, providing a total of approximately 86 vehicles.



SITE AREA

The site extends to approximately 1.7 acres (0.68 hectare) providing a low site coverage of approximately 20%.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and has the following floor areas:

Floor	Description	SQM	SQFT
Building A			
Ground	Showroom, Offices & Ancillary	716.4	8,098
	Workshop & Storage	336.2	3,619
First	Mezzanine	80.5	866
		1,133.1	12,583
Building B			
Ground	Showroom, Offices & Ancillary	238.8	2,570
	Valet	61.5	662
First	Office & Ancillary	103.6	1,115
		403.9	4,347
Overall		1,537.0	16,930
External			
Display		31	Spaces
Customer Parking		15	Spaces
Vehicle Storage		40	Spaces
Total		86	Spaces



EPC

The properties benefit from the following impressive EPC's:

Building A: B (49)

Building B: B (46)

RATEABLE VALUE

The buildings as assessed per the 2023 list (please note this does not represent the rates payable):

Building A & B: £198,000

VAT

Rents quoted are exclusive of VAT.

PLANNING

Alternative uses to be considered (subject to planning).

TERMS

The property is available to let by way of a new lease.

Our client is seeking leasehold offers on the whole only (subject to covenant and lease terms).

CONTACT

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[Particulars dated [January 2024]. Photographs and videos dated [January 2024].

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