

**WAREHOUSE AVAILABLE FOR LEASE**

**PASS***tech*

**36**

**UNIT 36, HAWKES DRIVE, WARWICK, CV34 6LX**

To Rent: £10,000 per annum

1,240 sq ft (115.20 sq m)

## Description

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Industrial unit totalling 1,240 sq ft across ground and mezzanine floors. Features a roller shutter for loading and access, suitable for light industrial, storage, or commercial use. The mezzanine provides additional workspace for offices or workshops.

## Summary

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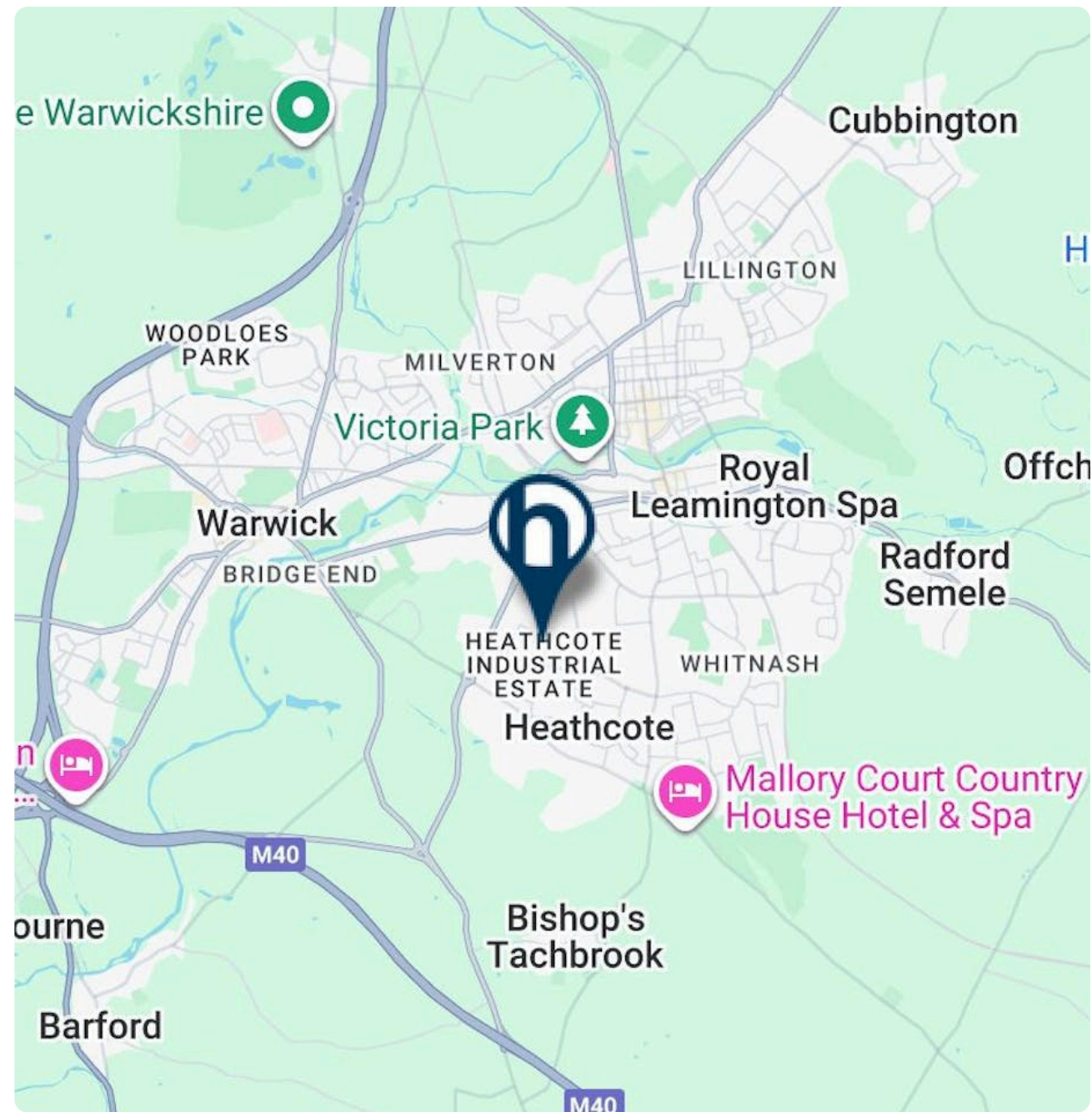
- Ground and mezzanine floors
- Roller shutter access
- Flexible industrial/commercial use
- Parking available
- Close to good transport routes



## Location

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The Heathcote Industrial Estate is well located to the south of the towns of Warwick and Leamington Spa with good road access to the M40 motorway and the surrounding business areas, including Tachbrook Park. It is also accessible to surrounding business centres including Birmingham, Coventry, Stratford upon Avon and Banbury.



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**GALLERY**



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## AVAILABILITY

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Floor	846	78.60	-	Available
Mezzanine - 1	157	14.59	-	Available
Mezzanine - 2	237	22.02	-	Available

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## TERMS

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This property is available for lease on terms to be agreed

## RENT

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£10,000 per annum

## EPC

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## VAT

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Not applicable

## BUSINESS RATES

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Rateable Value: £12,500

## LEGAL FEES

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Each party to bear their own costs. Each party is to bear their own legal and professional costs

## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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