



TO LET

Two Prime Trade Counter Units

Unit 2 5,033 sq ft **LET**

Unit 3 7,974 sq ft (740.81 sq m)

Shires Gate Trade Park
Tachbrook Park Drive
Leamington Spa CV34 6RH

BROMWICH
ARDY
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Two prominently located prime trade counter units. Also suitable for logistics, industrial use.

Property Highlights

- Ample Customer Parking
- Unit 3 Mezzanine Floor Fitted
- Next to Major Trade Counters
- Electric Loading Door
- Prominent Location
- Spacious Shared Yard Area

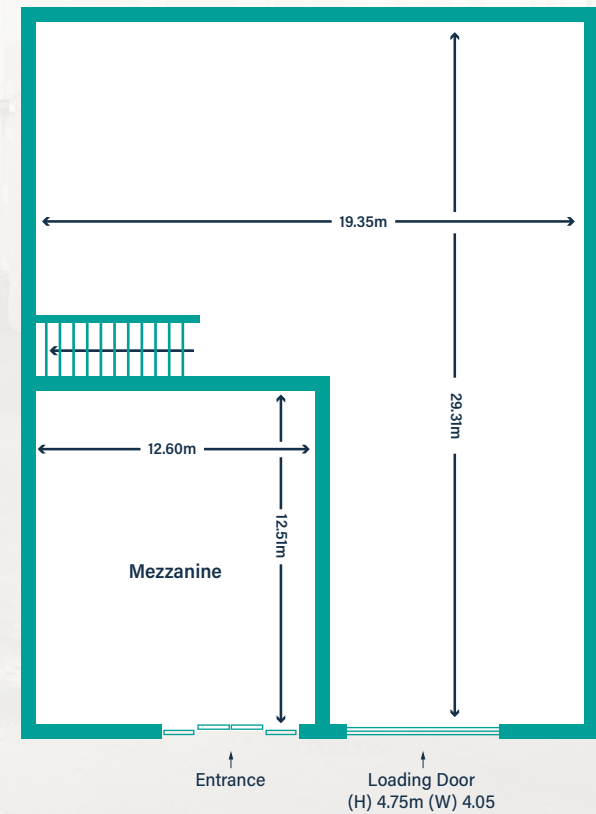
Unit 2 **LET**

Unit 3 £79,950 p.a

Unit 2
5,033 sq ft (467.54 sq m)



Unit 3
7,974 sq ft (740.81 sq m)





Description

Shires Gate Trade Park comprises five trade counter units and is currently home to major brands such as Travis Perkins and Toolstation. The available units are of steel portal frame construction and benefit from translucent roof panels, LED lighting and a minimum eaves height of 6 metres. Each unit has an electric roller shutter door with 4.75 metres of vertical clearance and automatic pedestrian doors, also benefitting from external electric roller shutters.

Unit 3 provides a spacious showroom with office space, kitchen and WC facilities. There is also a mezzanine to the front of the unit.



Location

The trade park is prominently located on the main road through Tachbrook Park – Warwick & Leamington's principal industrial estate. Opposite the estate is Leamington shopping park, which hosts Sainsbury's, M&S and numerous other shops and food outlets. The M40 motorway is an 8 minute drive to the south, providing a route into Birmingham and London.

Service charge

Maintenance to communal areas is recharged on an adhoc basis.



Business Rates

Unit 2 has a rateable value of £36,421.
Unit 3 has a rateable value of £53,500.

Tenure

The units are available by way of subleases on terms to be agreed and outside the Landlord & Tenant Act 1954. Subleases are subject to 5-yearly rent reviews of 15.93%

Legal Costs

Each party is to bear its own legal costs in any transaction.



Viewing and Further Information



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To comply with our legal responsibilities for Anti-Money 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. Information required will include: - Corporate structure and ownership details - Identification and verification of ultimate beneficial owners - Satisfactory proof of the source of funds for the Buyers/ funders/lessee