

FOR SALE

FORMER PARKER PREMISES

TACHBROOK PARK DRIVE, ROYAL LEAMINGTON SPA, WARWICK CV34 6TU

116,817 SQ FT (10,852.58 SQ M) ON A SITE AREA OF APPROX. 7.487 ACRES



- › Prime Commercial Location
- › Close Proximity to J13, 14 & 15 M40
- › Excellent Public Transport Links
- › Excellent Local Labour Supply
- › Large Power Supply (1.8 MVA)



LEAMINGTON
TOWN CENTRE

BRAVISSIMO

NHS COVID TEST CENTRES

PRECISION PARK

SPA PARK PHASE ONE

SPA PARK PHASE TWO

BLADON

DELPHI TECHNOLOGIES

TROJAN BUSINESS CENTRE

TITAN BUSINESS CENTRE

SCREWFIX

HOFER POWERTRAIN

SHIRES
RETAIL PARK

MILLS CNC

TACHBROOK LINK

TACHBROOK PARK DRIVE

M40
J14

HEATHCOTE LANE

WARWICK
TOWN CENTRE

Accommodation

	SQ FT	SQ M
Warehouse	94,533	8,782.37
Offices	22,284	2,070.21
Total	116,817	10,852.58

Warehouse

- › 6m Eaves (5.36m to underside of haunch) rising to 8.4m at Apex
- › 7 Level Access Loading Doors
- › Natural Roof Lights
- › LED Lighting
- › Gas Fired Warm Air Blowers
- › Paint Shop
- › 1.8 MVA of Power

External

- › Secure Fenced Site
- › Gatehouse with Security Barrier Entrance
- › Secure Dedicated Loading Yard
- › Part Canopied Storage Yard to Side
- › Plant Room
- › 117 Car Parking Spaces
- › Site Area Extending to 7.487 acres

Offices

- › Self-Contained Brick Built With Dual Pitched Roof
- › Entrance Foyer / Reception
- › Male and Female Sanitary Facilities
- › Carpet & Vinyl Floor Coverings
- › Suspended Ceiling
- › Recessed Category II Lighting / LED Lighting
- › Air Conditioning
- › Gas Fired Heating
- › Perimeter Trunking
- › Passenger Lift
- › Loft space converted to provide additional office space with Kitchen



Rates

Rateable Value - £620,000
Rates Payable 23/24 - £317,440

Terms

The premises are available on a freehold basis.

Price

Upon application.

EPC

Rating: D

VAT

VAT will be payable on the purchase price.

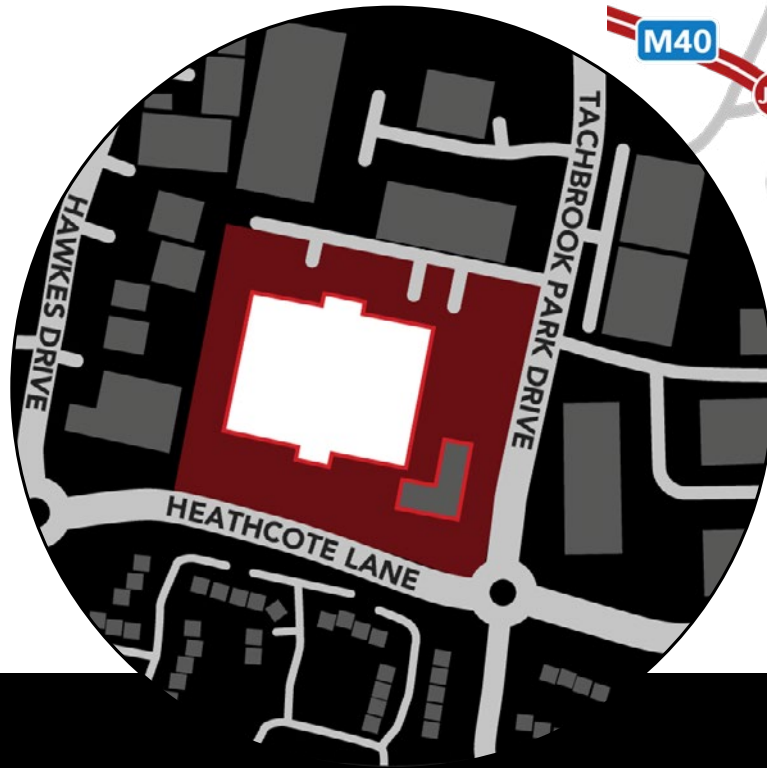
Location

The premises occupy a prominent position fronting the roundabout on the corner of Tachbrook Park Drive and Heathcote Lane in the most established and significant commercial area of Warwick and Leamington, known as Tachbrook Park.

The park benefits from excellent transport links, being within a short drive of Junctions 13, 14 & 15 of the M40 Motorway and approximately 1 mile from Leamington Spa railway station, which provides direct access to Birmingham Snow Hill and London Marylebone. Bus routes to all surrounding conurbations can also be found within walking distance of the property and Leamington Spa and Warwick town centre are both less than two miles distant.

Anti Money Laundering

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.



SAT NAV
CV34 6TU

FOR FURTHER INFORMATION
CONTACT THE AGENTS

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