

Unit 1 – Under Offer

ehB
Reeves
commercial property experts

Light Industrial/Warehouse Units For Sale Freehold

Unit 1 3,330 sq.ft (309.4 sq.m) inc mezzanine

Unit 2 2,794 sq.ft (259.6 sq.m)

Units 1 and 2 Churchlands Business Park, Harbury, Warwickshire CV33 9GX

Accommodation

Churchlands Business Park was constructed in 2005, comprises a terrace of light industrial/warehouse units situated in a pleasant rural location on the edge of the very popular village of Harbury. The units are of steel portal frame construction with an eaves height of 6.7 m. and brick / profile cladding to the elevations and pitched roofs. The internal specification includes first floor offices as well as WC and kitchen facilities. The properties further benefit from onsite parking within a gated yard, 3-phase electricity supply, gas supply, electric roller shutter doors. Unit 1 includes a mezzanine store to the rear.

In greater detail the accommodation consists of the following floor areas:-

Unit 1. **(UNDER OFFER)** Workshop and Offices 2,827 sq.ft (262.6 sq.m) Mezzanine 503 sq.ft (46.7 sq.m)

Unit 2 Workshop and Offices 2,794 sq.ft (259.6 sq.m)

Location

The property is situated on the outskirts of the village of Harbury on the B4452 with access to both Southam and Leamington Spa via the A425. The development is within easy reach of Junction 12 (Gaydon) of the M40 motorway.

Tenure

The properties are for sale freehold, individually and with vacant possession. The purchase will include a part share in the Management Company that will control the communal parts of the estate.

Services

All mains services are connected to the buildings. Interested parties should rely on their own survey and enquiries in this respect.

SAT NAV: CV33 9GX



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EPC

Unit 1: C 66 Unit 2: C 69

Planning

B8 Storage & Distribution, Class E (Formerly B1)

Price

We are instructed to seek offers in excess of:

Unit 1 £430,000

Unit 2 £420,000

Rates

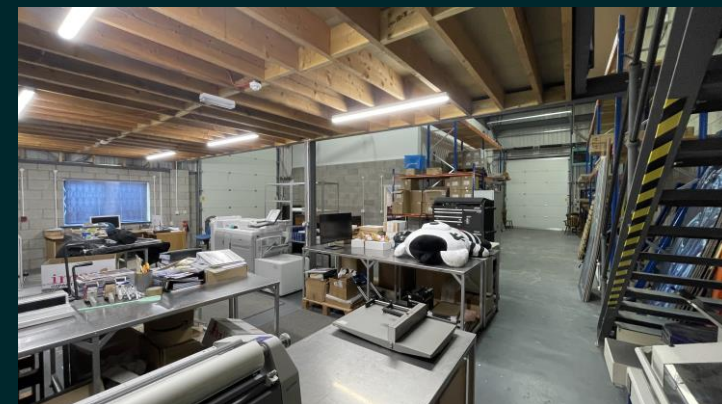
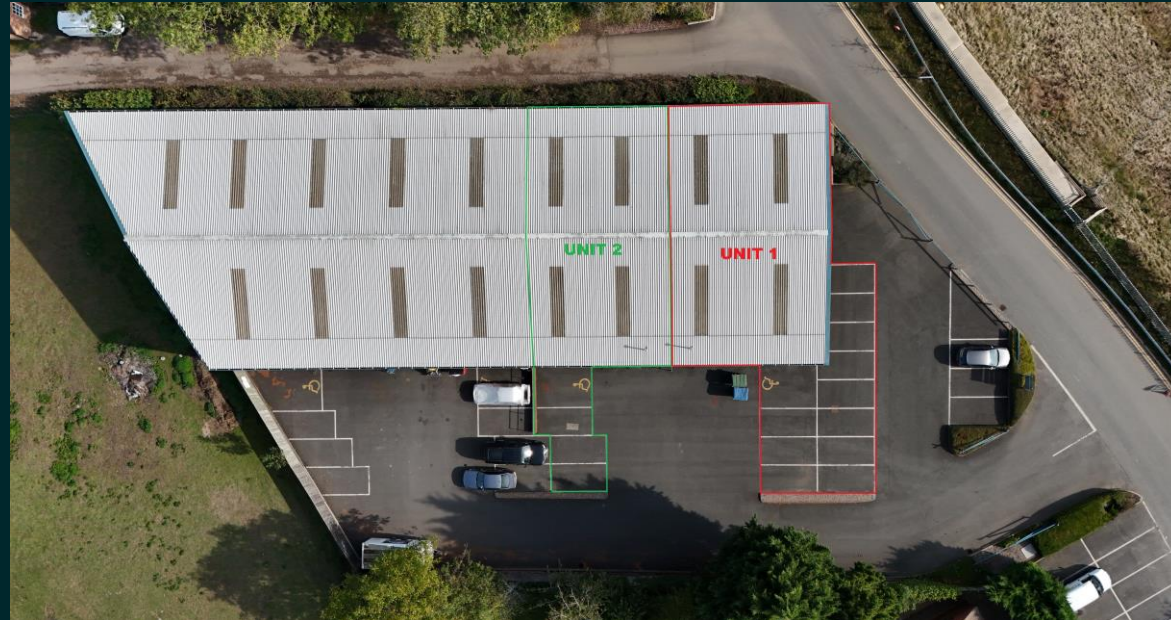
The rateable values will need to be reassessed following a sale.

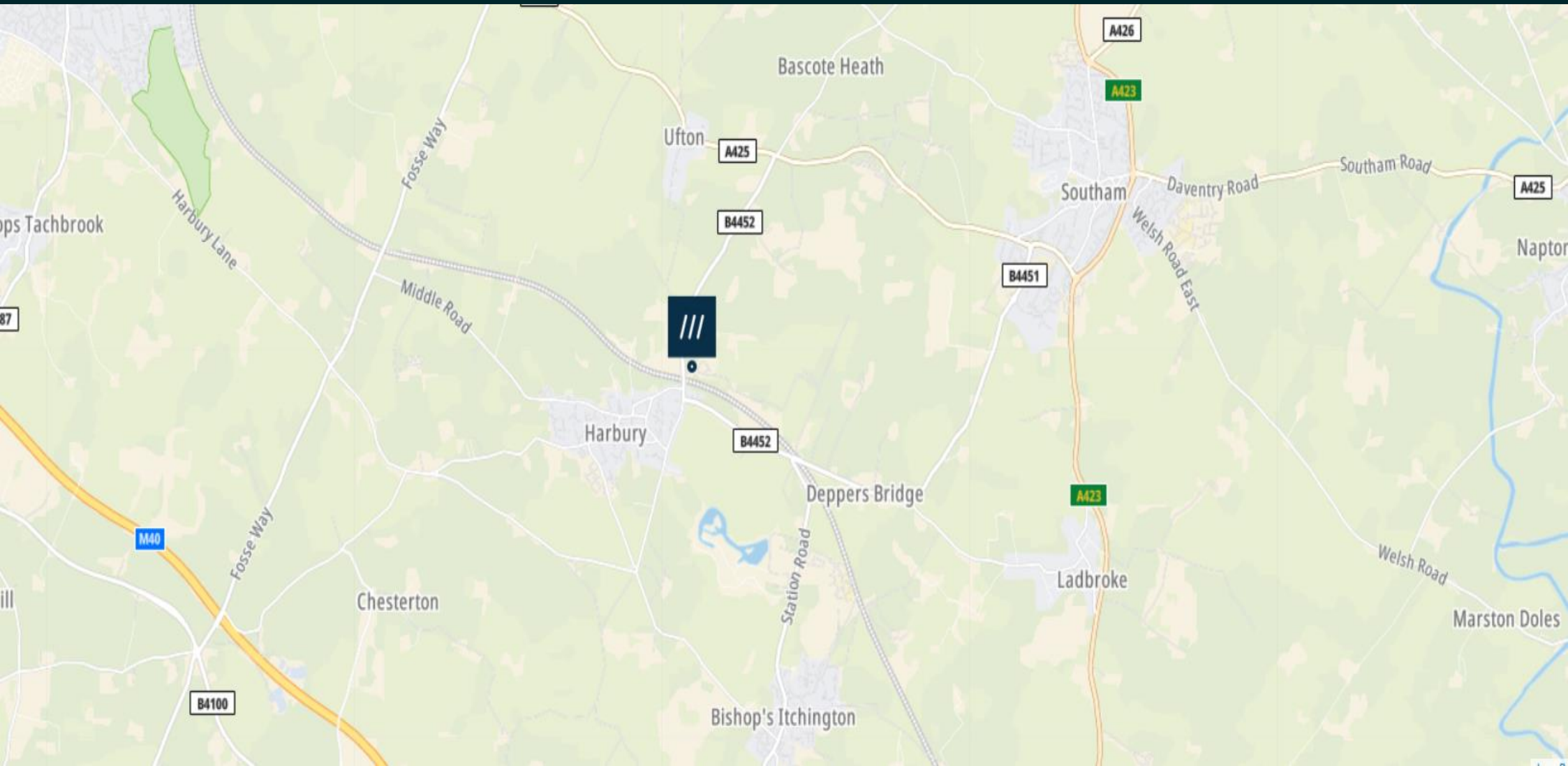
VAT

VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.





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Olympus Avenue
Royal Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

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