

**INDUSTRIAL / STORAGE, LIGHT INDUSTRIAL, WAREHOUSE, INDUSTRIAL / WAREHOUSE, WORKSHOPS TO
LET / FOR SALE**



8B BERRINGTON ROAD, LEAMINGTON SPA, CV31 1NB

For Sale: Offers in excess of £275,000
To Rent: £26,000 per annum

3,263 sq ft (303.14 sq m)

Description

Unit 8B Berrington Road comprises a semi-detached industrial/warehouse unit of steel portal frame construction with brick elevations under a pitched roof. The warehouse provides a minimum eaves height of 5.45 m, with a height to mezzanine of 3.16 m and is accessed via an electronically operated roller shutter door measuring 3.64 m wide by 4.29 m high.

The warehouse is lit with a mixture of fluorescent lighting and translucent roof panels, heated by hot air blowers with ladies and gents WCs.

Summary

- MAY SELL
- Secure gated forecourt
- Prime industrial estate location in Leamington Spa
- Ideal for a variety of uses
- Mezzanine storage
- Strong profile estate with good neighbouring occupiers



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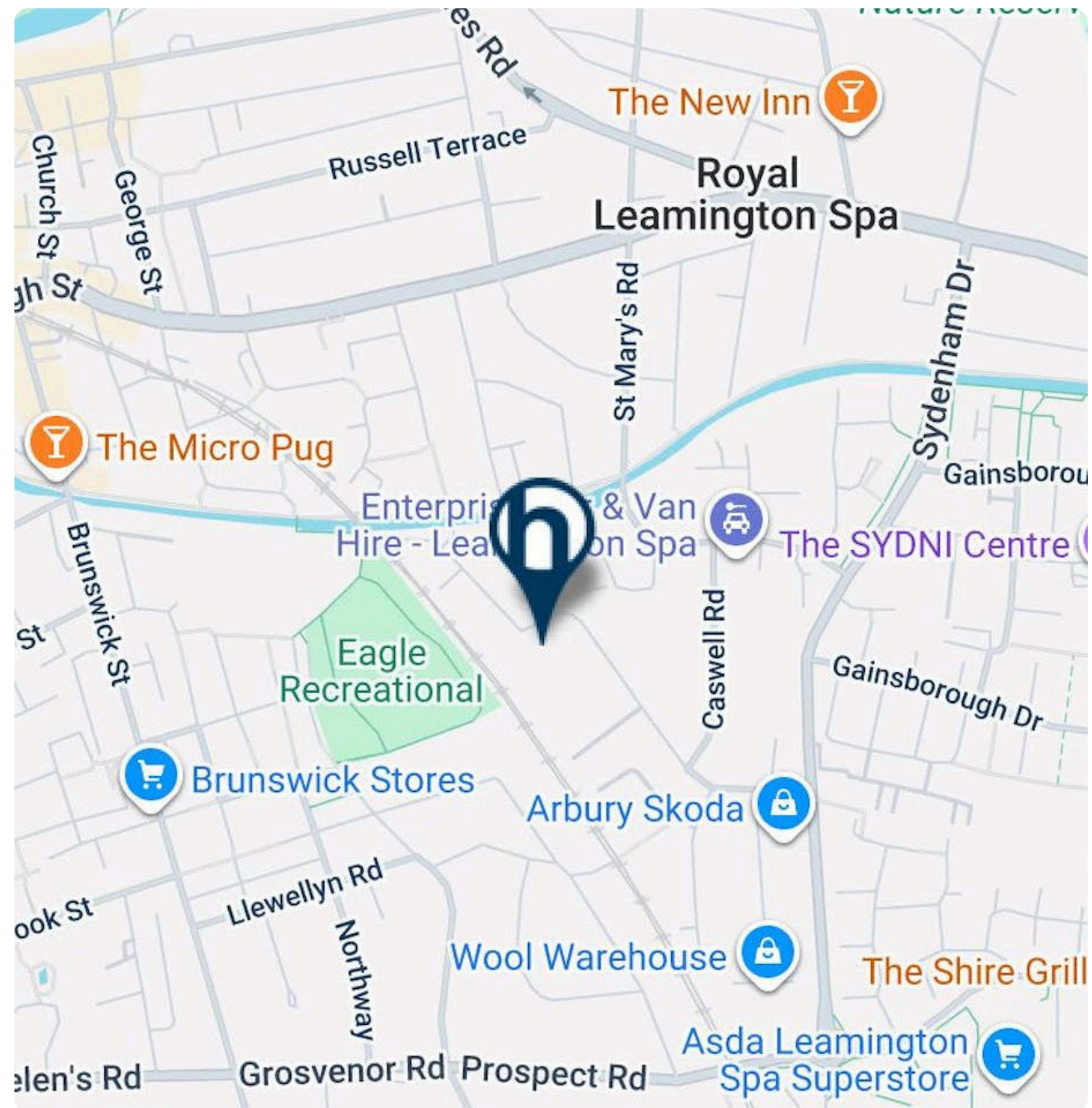
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Location

The property is located on the well-established Sydenham Industrial Estate, just a short distance from Leamington Spa Town Centre. The nearby A425 provides convenient access to the east, connecting to Rugby, Daventry, and the M1 Motorway, while the M40 to the southwest offers excellent links to the Midlands and the wider UK motorway network.

Leamington Spa Railway Station is close by, offering regular direct services to London and Birmingham, and Birmingham International Airport is approximately 15 miles away, providing easy access to national and international destinations.



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GALLERY



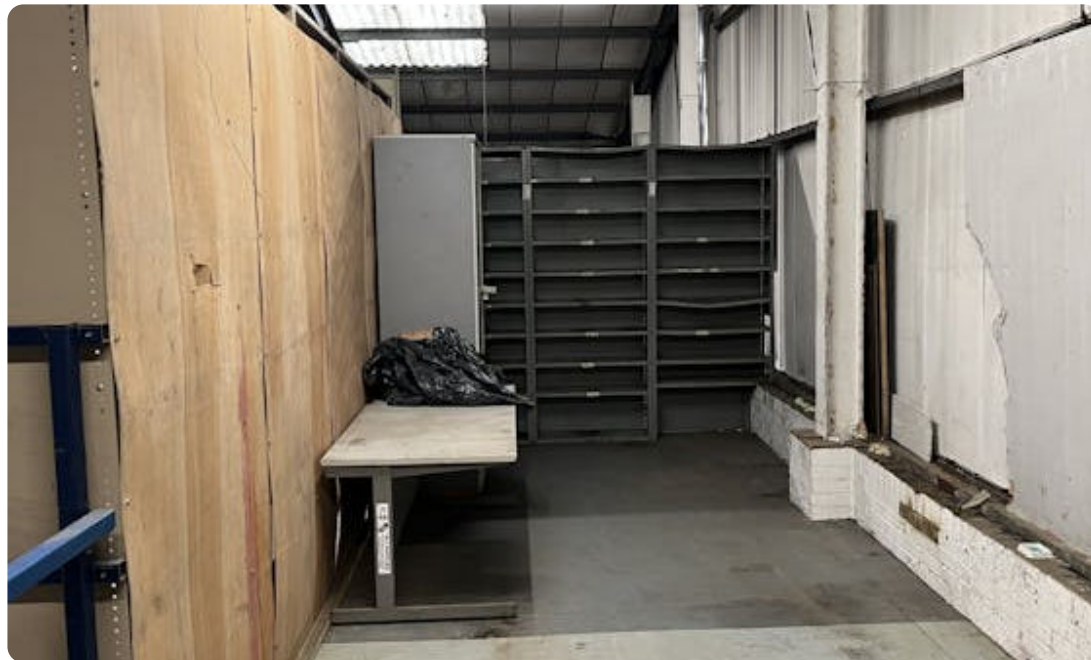
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RENT

£26,000 per annum

BUSINESS RATES

Rateable Value: £17,750

ANTI MONEY LAUNDERING

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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