

UNIT 12 SQUAB HALL

10,850 sq ft
1007.9 sq m

Unit 12
Squab Hall
Harbury Lane
Leamington Spa
CV33 9QB



TO LET

Modern industrial / warehouse unit

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

RARE OPPORTUNITY

High-Spec industrial unit on a clean, secure, well-maintained site, set in a stunning rural location

Rent of **£142,000**
Includes rates and service charge

All warehouse uses considered



Property Highlights



Thriving local business community



7m height roller shutter door



8.85m apex height



3 phase electricity



2 miles from M40 Jct 13



Excellent car parking provision



DESCRIPTION

The property comprises of 10,850 sq ft of flexible space, this modern unit features impressive ceiling heights ranging from 5.8m to 8.85m at the apex, complemented by a large 7m roller shutter door. The unit is equipped with essential infrastructure, including 3-phase power, a fully serviced fire alarm system and an intruder alarm, ensuring operational safety and security.

Additional benefits include racking options to maximize storage efficiency (optional), free Wi-Fi connectivity, and parking for up to 10 vehicles.

SQUAB HALL FARM

Squab Hall Farm is a vibrant commercial community set within a clean, secure and beautifully maintained rural environment.

Other site occupiers offer the following services:

Day to day



Modern
on-site café

Business



Conference
facilities



Individual
meeting rooms

Leisure



Swimming
pool



Golf
simulator



Modern
gym

LOCATION

Squab Hall is situated on Harbury Lane, just 2.5 miles south of Leamington Spa town centre. This well-connected semi-rural location offers the perfect balance between peaceful surroundings and convenient access to major transport routes.

With close proximity to the M40 (Junction 13) and key Midlands routes, Squab Hall is perfectly positioned for businesses seeking a professional base in a scenic yet accessible location.



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torch.spare.splice



EPC

Energy rating and score TBC.
A copy will be made available upon request.

BUSINESS RATES

TBC

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

LEGAL COSTS

Each party is to bear its own legal costs.

VAT

The property is VAT registered.



ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

Viewing by appointment only through the sole agent Bromwich Hardy.



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