

Leamington Central Development Site
 Berrington Road
 Leamington Spa
 CV31 1PZ



ehB Reeves
 Somerset House
 Clarendon Place
 Royal Leamington Spa
 CV32 5QN

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Development Site Industrial/Warehouse Opportunity

For Sale/To Let

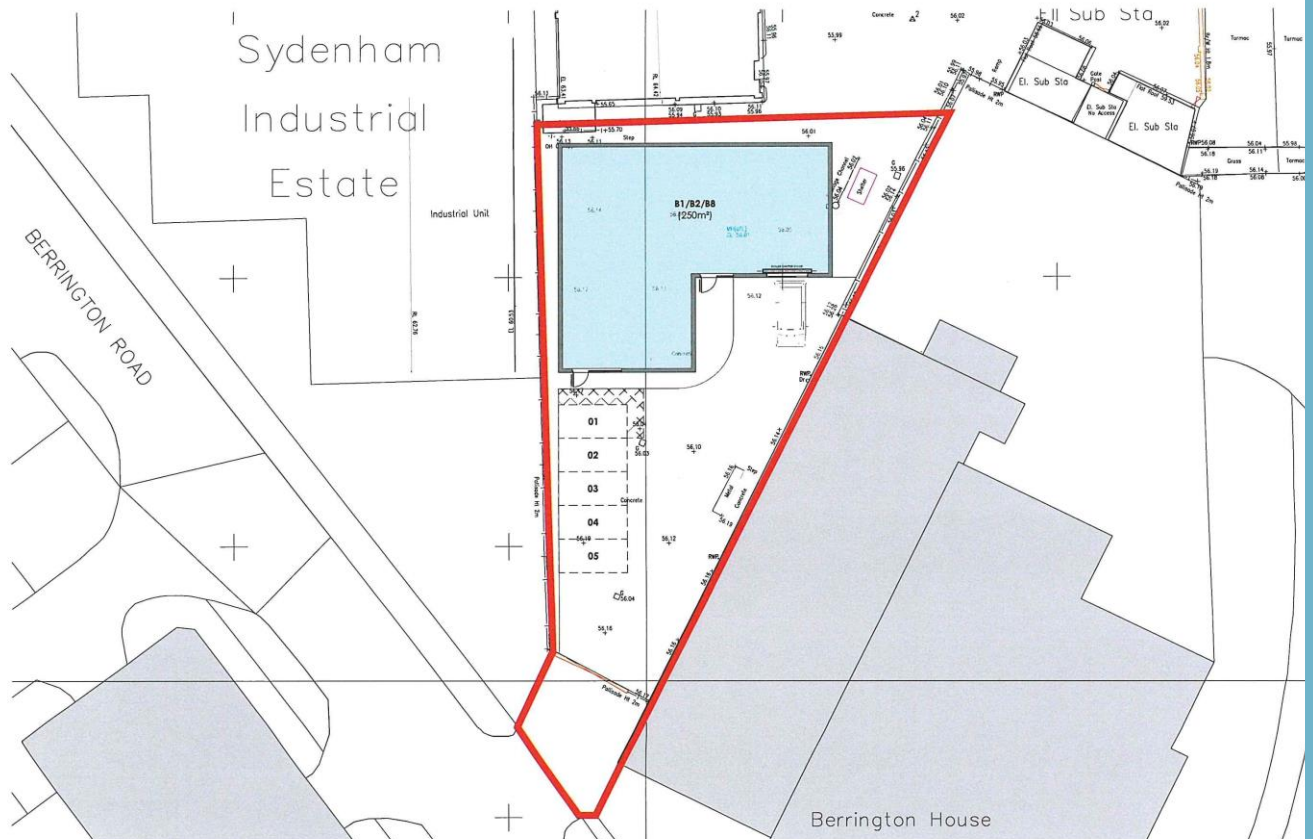
- 0.25 Acre Development Site Subject to Planning Consent
- Planning Application Submitted for 2,690 sq ft Warehouse Unit
- Self Contained Secure Site with Car Parking
- Excellent/Rare Opportunity

Interested in
 this property?

Contact

Robert Hawkins

01926 888181
 robert@ehbreeves.com



<p>0022</p> <p>PROPOSED SITE LAYOUT</p> <p>DATE: FEB 2021</p> <p>SCALE: 1:250</p> <p>PROJECT: LEAMINGTON CENTRAL LTD</p> <p>SYDENHAM INDUSTRIAL ESTATE - LEAMINGTON SPA</p> <p>19-02-PL-101</p>	<p>PLANNING</p> <p>19-02-PL-101</p>	<p>LEAMINGTON CENTRAL LTD</p> <p>SYDENHAM INDUSTRIAL ESTATE - LEAMINGTON SPA</p> <p>PROPOSED SITE LAYOUT</p> <p>FEB 2021 1:250/A1 19-02-PL-101</p>	<p>HINTON</p> <p>01926 25544</p> <p>01926 25544</p> <p>www.ehbreeves.com</p>
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Location

Leamington Spa is located in the heart of Warwickshire, close to junction 15 of the M40, giving access to the M42 and M6 motorways. There is a regular train service to London and Birmingham.

The site is accessed off Berrington Road adjacent to the recently completed industrial scheme at Leamington Central and is located on the popular Sydenham Industrial Estate situated to the east of the town centre.

Hi-tech automotive, manufacturing and distribution businesses benefit from the good supply of skilled labour in the local area.

Description & Accommodation

Development site measuring approximately 0.25 acres, subject to a planning application for one unit of 2,690 sq ft providing industrial/warehouse accommodation.

Services

All mains services are available for connection. Interested parties should make their own enquiries.

Planning

Subject to planning application no: TBC

Tenure

For sale freehold/may let.

VAT

VAT will be payable.

Price & Rent

Price and rent on application.

Rates

To be assessed.

EPC

N/A

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment with the joint agents:

Rob Hawkins, ehB Reeves on 07770 500680

OR

Sam Cooper, Bromwich Hardy on 07973 632353