

STONELEIGH PARK

Building 140, Warwickshire, CV8 2LG



Key Highlights

- Up to 11,300 sq ft (1,050 sq m)
- Central Park location
- Close to amenities
- Dedicated on-site parking
- Landscaped environment
- Subject to comprehensive refurbishment
- Self-contained building

SAVILLS BIRMINGHAM
55 Colmore Row
Birmingham B3 2AA

+44 (0) 121 634 8400

[savills.co.uk](https://www.savills.co.uk)

savills

Location

Stoneleigh Park is located between the M6 and M40 motorways, close to Kenilworth and around 6 miles south of Coventry close to the A46.

Royal Leamington Spa, Warwick and Warwick Parkway rail stations are situated on the main London Marylebone-Birmingham line, whilst Coventry is a regular stop for the Virgin West Coast Mainline.

Stoneleigh Park is within 30 minutes drive of Birmingham International Airport.

Accommodation & Specification

The building will undergo a comprehensive refurbishment to create a modern sustainable working environment.

Building specification to be confirmed.

Lease Terms

The property is available to let as a whole on new full repairing and insuring lease terms to be agreed.

Rent

To be confirmed.

Service Charge

An estate charge will be levied toward cover the cost of maintaining the wider estate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. We recommend that interested parties make their own enquiries to the local authority.

VAT

VAT is payable at the prevailing rate.

Legal Costs

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

Subject to Contract



Contact

Nick Williams

+44 (0) 121 634 8401

nwilliams@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | July 2023

savills