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Reeves
commercial property experts

FOR SALE

Freehold Industrial Unit

4,491 sq.ft (417 sq.m)

Unit 3 , 20a Hawkes Drive, Heathcote Industrial Estate, Warwick, Warwickshire, CV34 6LX

Accommodation

Unit 3 comprises an end of terrace light industrial / warehouse unit of traditional steel portal frame construction. The accommodation includes a large open plan workshop area with an eaves height of 18 ft (5.5 m) plus an integral office and WC block with mezzanine over. The workshop has a single roller shutter door, high level lighting and a gas fired blower heater.

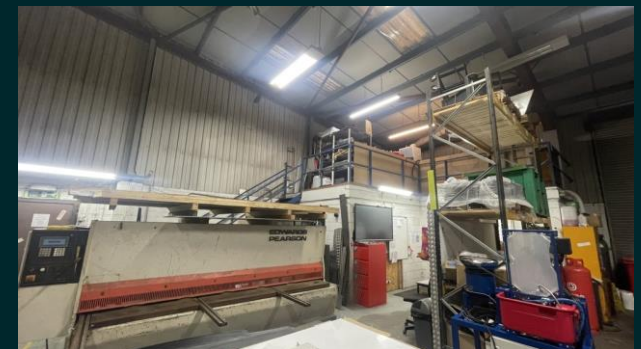
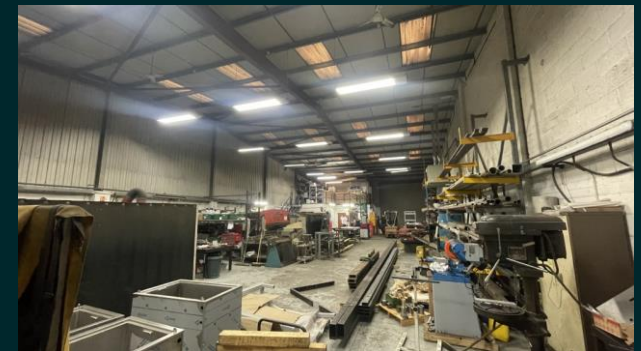
Externally there is a concrete loading area plus parking for five vehicles.

The building has a ground floor gross internal area of 4,188 sq.ft (389 sq.m) plus Mezzanine Stores of 302 sq.ft (28.13 sq.m)

Location

The unit is located off Hawkes Drive being one of the principal routes through the Heathcote Industrial Estate, accessed from Heathcote Lane. Nearby occupiers include Jaguar Landrover, Dennis Eagle and Warwickshire CC.

The Heathcote Estate is located south of Leamington Spa and Warwick and adjacent to Tachbrook Park. The estate enjoys superb road connectivity with Junctions 13, 14 and 15 of the M40 motorway close by.



Tenure

The property is for sale freehold and with full vacant possession on completion.

The unit has a right of way over a shared access road with a corresponding obligation to contribute a share of any repair or maintenance costs.

Services

Mains electricity, water, gas and drainage are connected to the property.

EPC

Available upon request.

Planning

Classes E, B2 and B8.

Price

£515,000 (exclusive)

Rates

The rateable value for the current year is £32,750.

VAT

We are advised that VAT is applicable on the purchase price.

Legal Costs

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





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For viewing arrangements, contact:

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