

# TO LET

HIGH QUALITY WAREHOUSE PREMISES WITH OFFICES  
31,422 SQ FT (2,919.1 SQ M)



UNIT

# 3

TITAN BUSINESS CENTRE  
TACHBROOK PARK | WARWICK



CV34 6RR



## LOCATION

The premises occupy a prominent location on Spartan Close on the popular **Tachbrook Park**. The development is approximately three miles from Junctions 13 and 14 of the M40 Motorway.

Leamington Spa and Warwick town centres are each approximately two miles away.

## KEY

- |                     |                      |                         |
|---------------------|----------------------|-------------------------|
| 1. GfA Elektromaten | 7. Venture Europe    | 13. Smith & Nephew      |
| 2. Hofer Powertrain | 8. Mills CNC         | 14. Delphi Technologies |
| 3. CEWE Photoworld  | 9. Insight15         | 15. Wolsley             |
| 4. Screwfix         | 10. Warwick College  | 16. Bravissimo          |
| 5. Grupo Antolin    | 11. Detroit Electric | 17. Stage Coach         |
| 6. Arburg           | 12. Marshalls        | 18. Exchange Place      |



## EPC

A copy of the energy performance certificate is available on request

## VAT

All figures quotes are exclusive of but may be liable to VAT at the prevailing rate







## DESCRIPTION

Unit 3 Comprises a detached warehouse of steel portal frame construction with offices to ground and first floor. The premises benefit from:

- Eaves 5.5m / Apex 8.80m
- All main services connected
- Warehouse is heated
- Warehouse lighting
- Partly racked
- 2 level electrically operated roller shutter doors 4m x 4.8m high
- Air conditioned offices
- Alarmed
- Service charge is applicable
- Secure site

## TENURE

The premises are available by way of a full repairing and insuring sub lease/ assignment of existing lease expiring 23rd June 2026 (break clause June 2021). Alternatively by way of a new lease for a term of years to be agreed.

## ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice, 6th edition. We calculate the following gross internal areas:

GROUND FLOOR WAREHOUSE/ OFFICES/CANTEEN	28,378 sq ft (2,636.45 sq m)
FIRST FLOOR OFFICES	3,044 sq ft (282.86 sq m)
<b>TOTAL</b>	<b>31,422 sq ft (2,919.31 sq m)</b>



## RENT

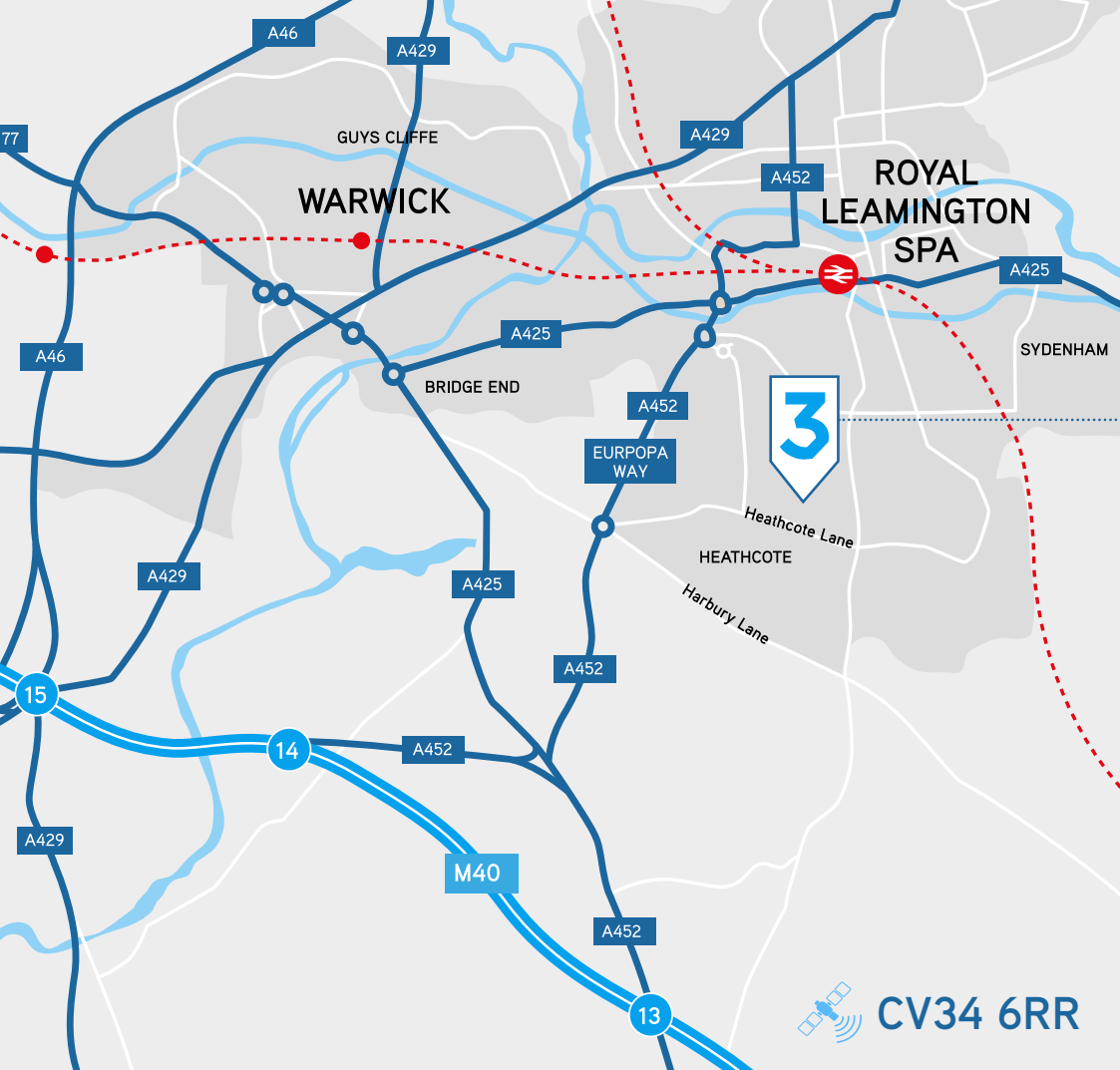
Passing rent **£196,606 pa / £6.25 psf.**

## BUSINESS RATES

The premises are entered into the 2017 rating list as warehouse and premises with a **rateable value of £160,000**. Giving rise to an approximate rates payable of £76,640 Interested parties are advised to make their own enquiries via the local valuation office.

## COSTS

Each party to bear own costs incurred in this transaction.



## DRIVE TIMES

J13 M40	11 mins
J14 M40	12 mins
Leamington Spa	13 mins
Warwick	22 mins



## VIEWING

Via the joint sole  
letting agents:



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## MISREPRESENTATION ACT 1967

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Subject to Contract March 2018.