



TO LET

Units 7E and 8 Jenton Road

Sydenham Industrial Estate
Leamington Spa • CV31 1XS

- Well maintained 2 storey office building with large storeroom.
- Separate car repair bays off secure parking yard.
- Recently refurbished car showroom with external car parking.
- Accommodation Available:

Office – 3,228 sq ft (299.92 sqm)

Car Showroom – 5,671 sq ft (526.84 sqm)

Car Repair Workshop - 1,422 (132.12 sqm)

Rent £115,000 pax

Location

Jenton Road is a cul-de-sac leading off Highdown Road and forming part of Sydenham Industrial Estate, one mile to the southeast of Royal Leamington Spa Town Centre. Junctions 13, 14 and 15 of the M40 motorway are between 3 -5 miles to the southwest via A425 Radford Road and High Street.

Description

Specification Includes:

- 3 detached buildings within secure environment created by gates to front, railway line to rear and palisade fencing with collapsible bollards in front of the access gates to remaining boundary. External security shutters, alarm and CCTV system (by separate negotiation).
- Main building is 2 storey office block with cavity brickwork and flat roof. To the rear is interconnected single storey element with a pitched roof, large storeroom, meeting room, WC's, kitchen, shower room, server room (with fire suppression system) and plant room.
- Office layout - good mix of two large open plan rooms on ground floor, meeting room and substantial storeroom with individual offices on 1st floor. Sealed unit double glazed windows, gas fired central heating to radiators, carpet tiles, fluorescent lighting and wall mounted data / telecom points.
- Balance of site – comprises detached car showroom accessed via roller shutter door from the internal courtyard area or alternatively sliding glazed doors from another secure yard at the other end of the building off the far end of Jenton Road. The premises have been refurbished with concrete floor, internal glazed offices and suspended ceiling with inset lighting.
- Remaining building – secure car workshops with 5 individual roller doors. This building is constructed of concrete sectional panels with pebbledash exterior and a pitched lined roof having translucent roof lights.
- Outside – 10 off-street car parking spaces to the front of the office with a further 4 spaces to the side of building.
- Car parking available within the central courtyard and within yard at far end of garage premises.

This is an excellent opportunity to acquire a well maintained office building with car repair / showroom facilities.





Accommodation	Net Internal Area	
	Sq Ft	Sq M
Main Building		
Ground Floor		
Office 1	965	89.65
Office 2	487	45.27
Meeting Room	252	23.37
Storeroom	544	50.52
Kitchen	53	4.98
Ladies WC, Gents WC, Disabled WC, Shower Room, Comms Room		
Sub Total	2,301	213.79
First Floor		
Office 3	220	20.42
Office 4	144	13.35
Office 5	141	13.11
Office 6	181	16.87
Office 7	241	22.38
Sub Total	927	86.13
Total Office Area	3,228	299.92
	Gross Internal Area	
Secure Garage / Store	1,422	132.12
Warehouse / Workshop	5,671	526.84



Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes and car sales, valeting and repairs. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

7E Jenton Road Rateable Value:	£68,000 (April 2023)
8 Jenton Road Rateable Value:	£35,500 (April 2023)

EPC

7E Jenton Road – E105
8 Jenton Road – D86
A copy can be made available upon request.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The premises are available to let on a full repairing and insuring lease at a rental of £115,000 per annum for a 10 year term with an upward only rent review at the 5th year of the term.

Please note that all figures quoted are exclusive of VAT which is applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS
T 01926 430700 • M 07715 001018
E bill.wareing@wareingandcompany.co.uk



Wareing & Company
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk



