

02476 450045

**UNITS 2&3
20A HAWKES DRIVE,
HEATHCOTE INDUSTRIAL ESTATE,
WARWICK, CV34 6LX.**

WORKSHOP/WAREHOUSE UNITS WITH OFFICES

FOR SALE OR TO LET

UNIT 2 REMAINING - UNIT 3 UNDER OFFER



1 Mile from J15 M40 Motorway

Warwick & Leamington Spa Town Centres 2 miles

Established Industrial Estate

Modern Units 5.35 m to Eaves

* Car Parking & Secure Yard*

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LOCATION

The units are located on Hawkes Drive, Heathcote Industrial Estate. The established and popular estate is 2 miles to the south of Leamington Spa and Warwick town centres. Notable occupiers include Dennis Eagle, Jaguar Land Rover Academy, Eaton Hydraulics, CEF, Yodel and Wanzl.

J15 of the M1 motorway is just over 1 mile distance, via A452.

DESCRIPTION

The property was constructed around 1985. The building is steel portal frame to an eaves height of 5.35 m. Elevations are built in brick and block to a height of 2.45 m with insulated black and silver profile metal cladding above. The roof has an insulated profile metal covering incorporating translucent roof lights.

Units 2 and 3 have a depth of 31.39 m and width of 12.35 m. An office with an area of nearly 200 sq. ft. (18.5 sq. m.) and mezzanine storage above the office/toilet block of 325 sq. ft. (30.36 sq. m.)

Each workshop has an electric roller shutter loading door (4.75 m height x 4.50 m width), section concrete floor with screed and painted finish, hot air blower unit and LED replacement lights.

External areas are surfaced in concrete to provide shared service loading access and designated parking spaces.

UNIT 2	Workshop, office & store	4,485 SQ. FT. (417.08 SQ. M.)
UNIT 3	Workshop, office & store	4,500 SQ. FT. (418.65 SQ. M.) - Under Offer

SERVICES

All mains services are connected. The units have separate metered 3-Phase electric and gas supplies.

BUSINESS RATES

On completion of sales/lettings separate assessments will be required.

LEASE

The Units are available separately or together. Lease terms for a period to be negotiated. On tenant full repair and insurance covenants, at commencing rents of **£30,000 per annum** each unit.

SALE

The freehold interest in the **Unit 2** can be purchased for a sum of **£395,000**, exclusive.

VAT

The rent and prices referred to are exclusive of VAT to be levied.

EPC

20A Hawkes Drive has an Energy Performance Certificate rating **D78**

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Contact & Viewing

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