



**TO LET** 7,902 sq.ft (734 sq.m)

Sydenham Industrial Estate, Ramsey Road, Leamington Spa CV31 1PL

- Prime location central to Leamington
- Detached unit with in-built offices
- Car parking and loading bay provisions

**LCP.**  
part of IMCore

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)



# Sydenham Industrial Estate, Ramsey Road, Leamington Spa CV31 1PL

## Areas (Approx. Gross Internal)

Unit (Subject to VP)	7,902 sq.ft	(734 sq.m)
<b>TOTAL</b>	<b>7,902 sq.ft</b>	<b>(734 sq.m)</b>

## Description

Prominently located unit available for flexible uses (subject to approvals). The stand-alone building has high bay lighting and benefits from 3 parking spaces and 1 loading bay. A minimum eaves height of approximately 6m which rises to 8m at the pitch. Internally the property has toilets and kitchen facilities.

## Rent

£71,120 pax.

## Business Rates

Rateable Value £49,500 pax.

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Insurance

The landlord will insure the premises and recharge the annual premium to the tenant.

## Planning

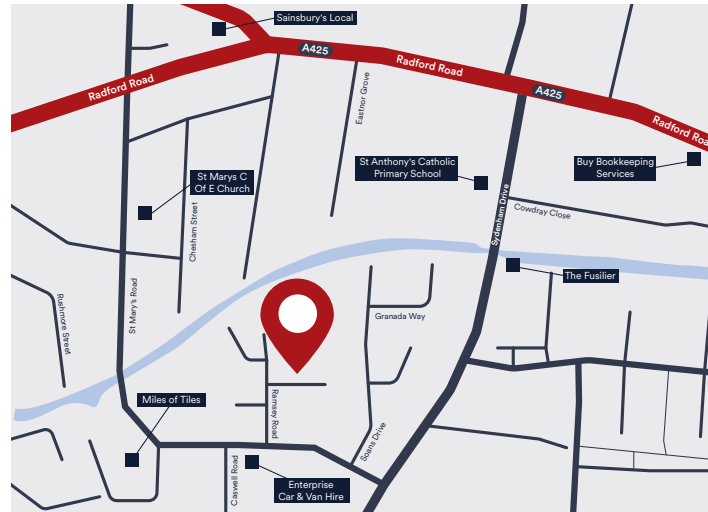
The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.

## Energy Performance

Further information available upon request.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - CV31 1PL

The property is located on a well-established industrial estate in Leamington Spa approximately 1/2 mile South East from the town centre. Junction 15 of the M40 Motorway is situated approximately 5 miles from the property and provides direct access to the Midlands to the North West and London to the South East.



## Viewing

Strictly via prior appointment.

Owned and Managed by

**LCP.**  
part of M'Core

**01384  
400123**

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



**Will Helm 07774 666805**

[WHelm@lcpproperties.co.uk](mailto:WHelm@lcpproperties.co.uk)

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).