

To let

Space for business

MODERN LIGHT INDUSTRIAL / WAREHOUSE UNITS WITH OFFICES,
ROLLER SHUTTER LOADING DOORS AND DEDICATED PARKING

230 sq m (2,500 sq ft) to 440 sq m (4,750 sq ft)



15 -29 Hurlbutt Road

Heathcote Industrial Estate, Leamington Spa,
Warwick CV34 6TD



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pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

15 to 29 Hurlbutt Road comprise of eight modern units within a single terrace, with car parking and loading facilities to the front. All units have offices, roller shutter loading doors, male and female WC facilities, a kitchenette, gas fired blower heaters, fluorescent strip lighting and an eaves height of circa 5.25 m (17 ft).

Location and Access

Hurlbutt Road runs between Bird Road and Blick Road which in turn are accessed off Heathcote Way. The Heathcote Industrial Estate is approximately 2 km from Leamington Spa town centre on the southern periphery of the town. Immediately adjacent is Tachbrook Park, a mixed use development comprising offices and modern industrial buildings, with Shires Retail Park in close proximity. Junctions 13 and 14 of the M40 motorway are approximately 5 km away and Warwick Town Centre approximately 4 km.

Unit Size

	Sq ft	Sq m
All units (excluding 19)	2,500	230
19 Ground floor	2,500	230
Mezzanine floor	2,250	210
Total	4,750	440

Features and Benefits

- Excellent access to M40
- Offices
- Male & female WC
- Parking/loading areas
- Kitchenette
- Gas fired blower heaters
- Mezzanine floor to some units
- Eaves height circa 17 ft (5.25 m).

Lease Terms

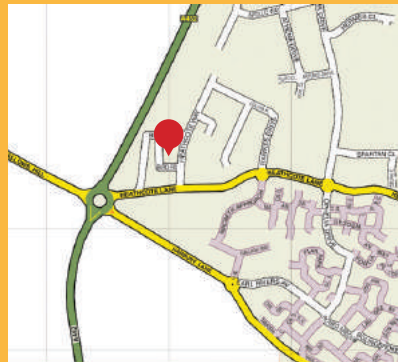
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. August.- 2011.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.