

SITE 4400 Trident Park

Tachbrook Park, Warwick, CV34 6SW

For Sale / To Let

Brand New Warehouse & Trade Counter Development



ARTIST IMPRESSION

AVAILABLE SUMMER 2014

tachbrook
park 
www.tachbrookpark.com

UNITS FROM 1,000 - 3,000 SQ FT
COMBINED UNITS AVAILABLE UP TO 11,250 SQ FT

LOCATION

Tachbrook Park is located within a 4 minute drive off at junctions 13 and 14 of the M40 and 1 mile from Leamington Spa railway station. The Park is within close proximity of Leamington Spa town centre being approximately 1.5 miles away.

DESCRIPTION

The consented new scheme will provide 14 high quality units accessed off Poseidon Way. It will be formed in 3 terraces where units may be combined.

The units are to be built speculatively by AC Lloyd for completion early summer 2014.

- 6m eaves
- Single roller shutter door
- Shell finish for occupiers fit-out
- Capped services
- 1.44 acre site

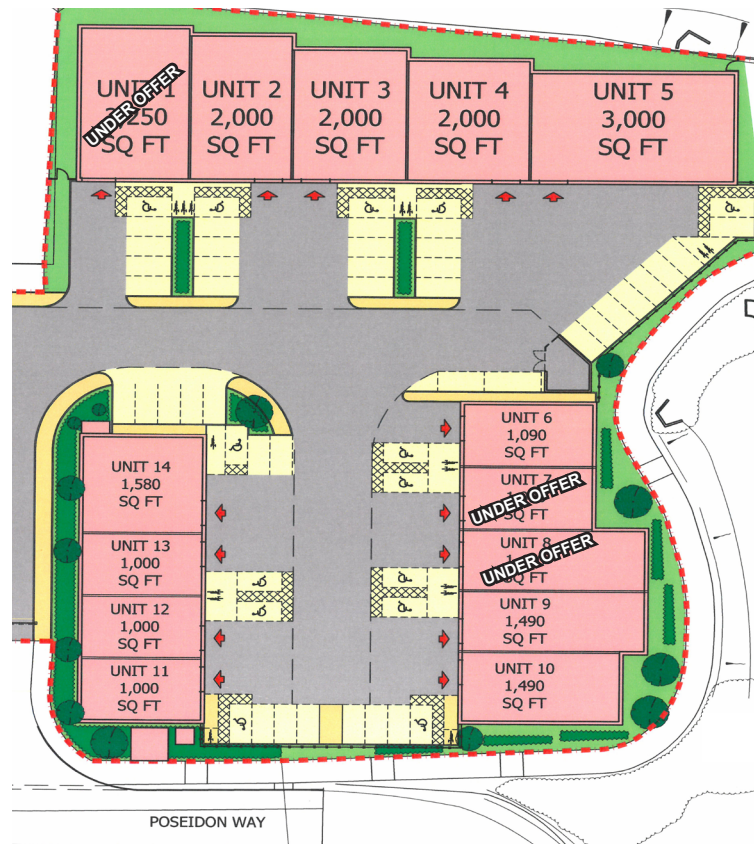
ACCOMMODATION

UNIT	SQ FT
Unit 1 - Under Offer	2,250
Unit 2	2,000
Unit 3	2,000
Unit 4	2,000
Unit 5	3,000

UNIT	SQ FT
Unit 6	1,090
Unit 7 - Under Offer	1,090
Unit 8 - Under Offer	1,490
Unit 9	1,490
Unit 10	1,490

UNIT	SQ FT
Unit 11	1,000
Unit 12	1,000
Unit 13	1,000
Unit 14	1,580

ON THE INSTRUCTIONS OF



TERMS

On application.

A service charge will be levied for the common areas.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be payable on sale or lease.

VIEWING

By prior arrangement with the joint agents:

ROBERT RAE
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