

**INDUSTRIAL / WAREHOUSE TO LET**



**29 LONGFIELD ROAD, LEAMINGTON SPA, CV31 1XB**

To Rent: £30,000 per annum

2,990 sq ft (277.78 sq m)

## Description

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The property comprises a self-contained industrial/business unit of steel portal frame construction with brick and block elevations beneath a pitched roof. Internally, the unit provides open-plan workshop/warehouse accommodation with ancillary office space.

The unit benefits from a straightforward and efficient layout, providing adaptable space to suit a variety of operational requirements. The property is located within a primarily industrial environment, making it well suited to occupiers seeking accommodation within a recognised business destination.

## Summary

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- Established commercial location
- Loading access
- On-site parking
- Suitable for a range of industrial and business uses

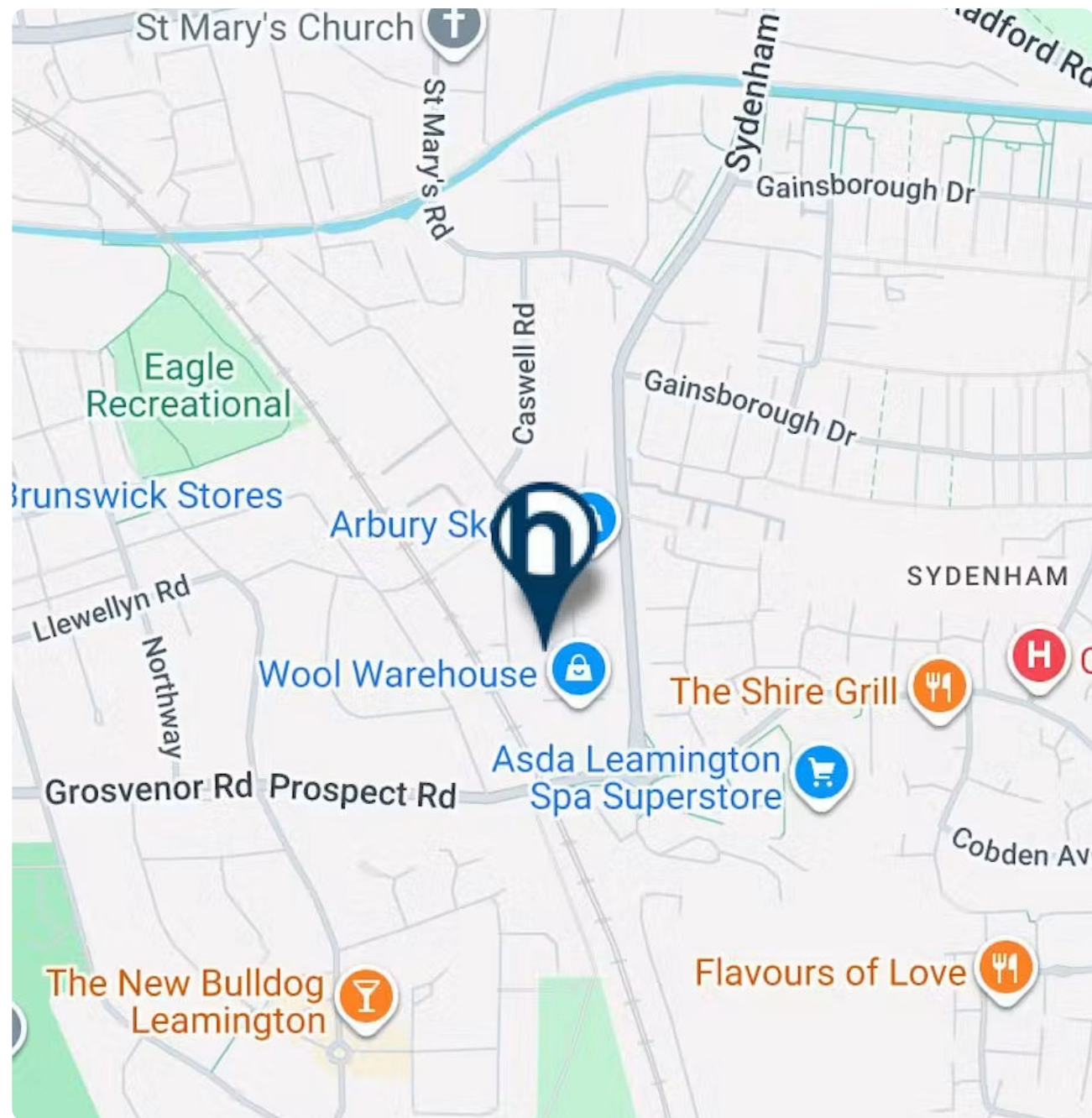


## Location

The property is located on the well-established Sydenham Industrial Estate, a short distance from Leamington Spa town centre. Excellent road communications are provided via the nearby A425, offering direct access to areas east of the town including Rugby, Daventry and the M1 motorway.

The M40 motorway, situated to the south-west, provides swift connectivity to the wider Midlands motorway network.

Leamington Spa railway station offers direct services to London and Birmingham, while Birmingham International Airport is approximately 15 miles away, making the location highly accessible for both occupiers and visitors.



## GALLERY



## TERMS

Terms to be agreed

## RENT

£30,000 per annum

## EPC

B (46)

## BUSINESS RATES

Rateable Value: £18,750

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



**Rob Lord**  
07385 663 147  
[rob.lord@bromwichhardy.com](mailto:rob.lord@bromwichhardy.com)

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