

**INDUSTRIAL / WAREHOUSE TO LET**



**UNIT 23, HURLBUTT ROAD, WARWICK, CV34 6TD**

To Rent: £12 per sq ft

2,794 sq ft (259.57 sq m)

## Description

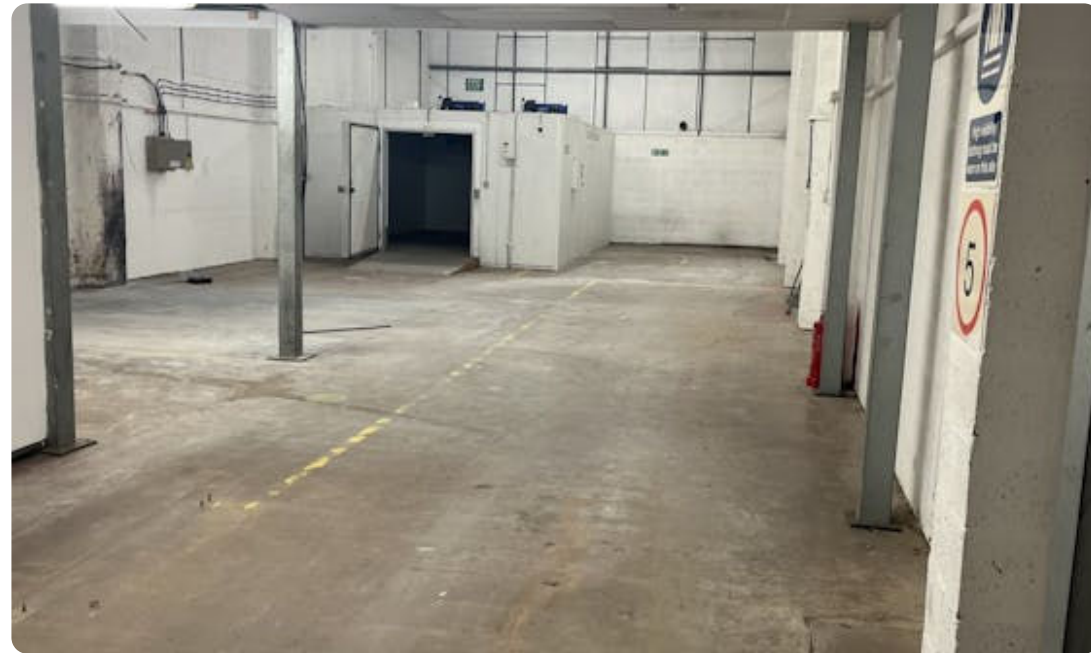
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Unit 23 forms part of a terrace of industrial units and benefits from dedicated car parking and loading facilities to the front. The accommodation includes first floor office space, a roller shutter loading door, male and female WC facilities and a fitted kitchenette. The unit is equipped with fluorescent strip lighting and offers an eaves height of approximately 5.25 m (17 ft).

## Summary

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- Parking and loading areas to the front of the unit
- Excellent access to the M40
- First floor office space
- Approximate eaves height of 5.25m
- Kitchenette
- Male and female WC facilities



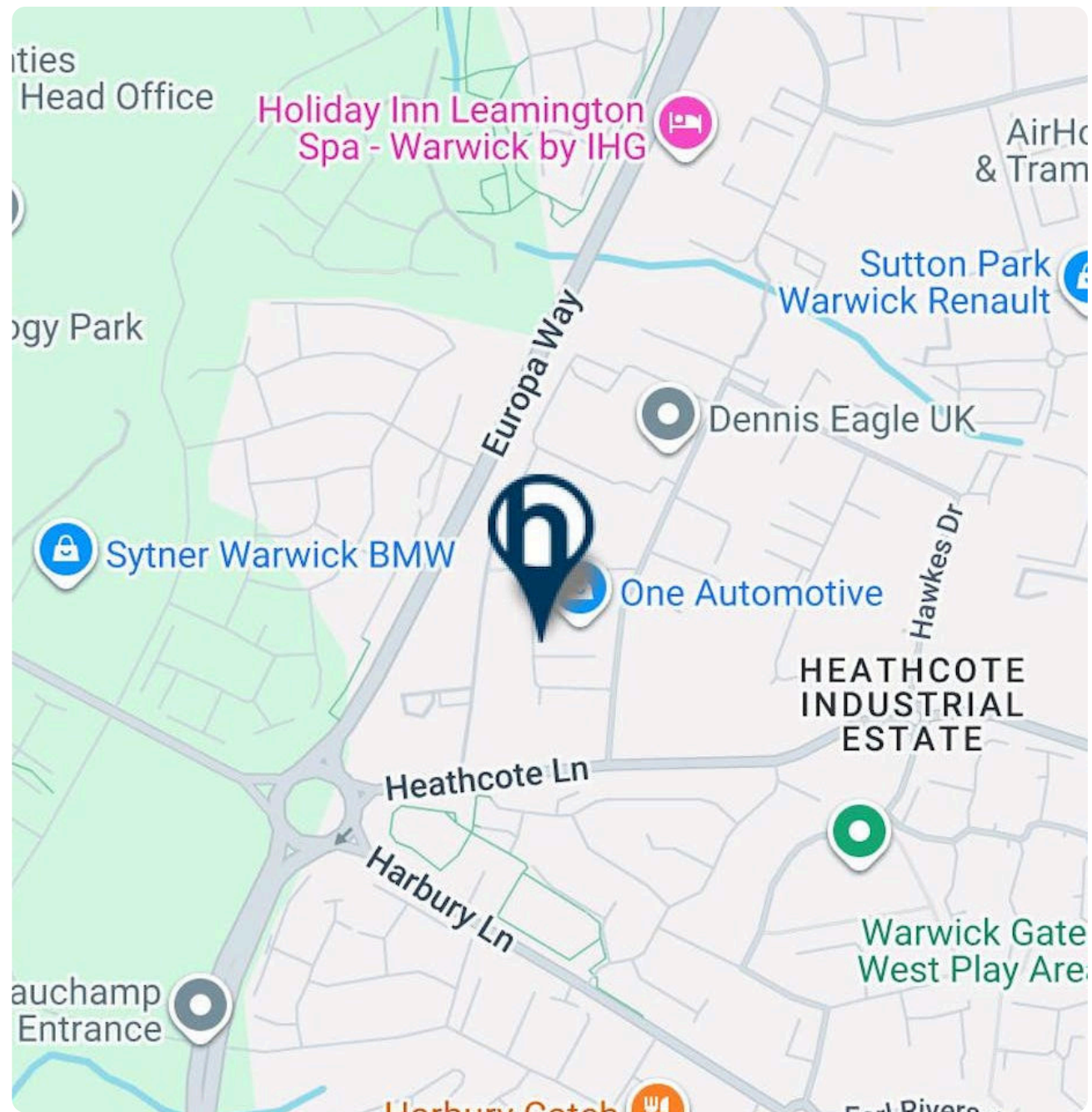
## Location

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Hurlbutt Road is situated between Bird Road and Blick Road, both of which are accessed from Heathcote Way. The property forms part of the established Heathcote Industrial Estate, located approximately 2 km south of Leamington Spa town centre.

The estate benefits from its close proximity to Tachbrook Park, a successful mixed-use development comprising modern offices and industrial accommodation, while Shires Retail Park lies nearby, offering a wide range of retail amenities.

Excellent transport links are available, with Junctions 13 and 14 of the M40 motorway approximately 5 km to the south, and Warwick town centre located around 4 km away.



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**GALLERY**



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## ACCOMMODATION

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NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit	2,500	232.26	-	Available
1st	294	27.31	-	Available
<b>Total</b>	<b>2,794</b>	<b>259.57</b>		

## TERMS

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To be agreed.

## RENT

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£12 per sq ft

## EPC

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C (66)

## BUSINESS RATES

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Rateable Value: £29,500

## ANTI MONEY LAUNDERING

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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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