

TO LET

Unit 2, Benford Court

Lower Cape • Warwick • CV34 5DA

- Hybrid business unit comprising Warehouse/workshop at ground floor and Office at first floor
- Available Immediately on New Lease
- Situated within approx. 1 mile of A46 and Warwick Town Centre.
- 5 parking spaces.
- Accommodation Available:

1,854 q ft (172.24 sqm)

Rent £23,000 p.a.x

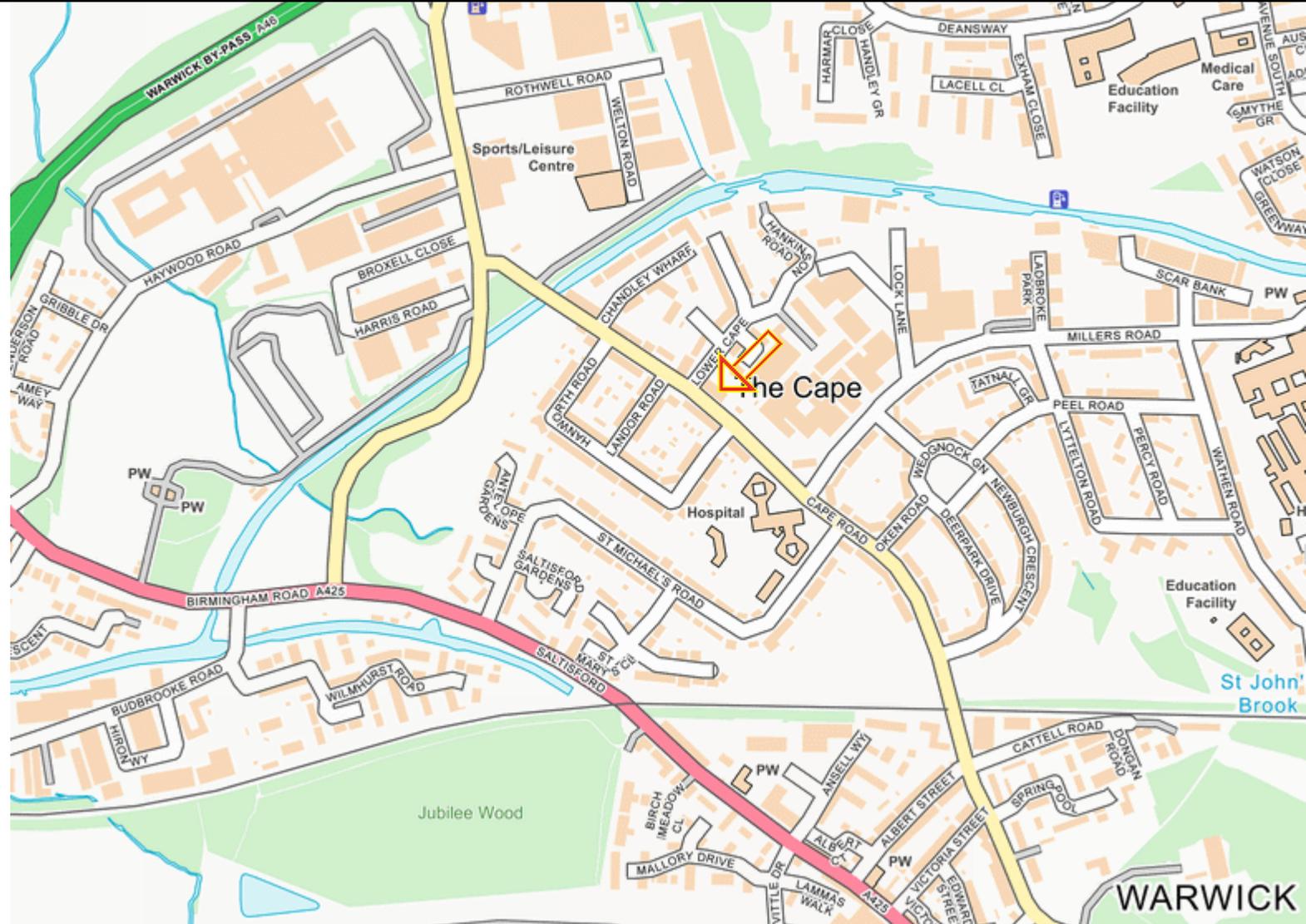


Location

Benford Court is an established courtyard-style development of modern business units, prominently situated just off Lower Cape on Cape Road, approximately 1 mile south of Warwick town centre.

The property benefits from excellent road connectivity, being a short drive from the A46 Warwick Bypass via the Birmingham Road junction. The A46 provides swift onward access to Junction 15 of the M40 motorway, offering direct links to Birmingham, Oxford, London and the wider Midlands motorway network. This strategic positioning makes Benford Court particularly well suited to businesses requiring efficient regional and national distribution.

Warwick is well served by rail connections, with Warwick and Warwick Parkway railway stations both within easy reach, providing regular services to Birmingham, Leamington Spa and London Marylebone. The location is also close to major employment centers within Warwick, Leamington Spa and the wider Coventry and Warwickshire sub-region, an area recognised for its strong commercial base spanning professional services, manufacturing, technology and automotive sectors.





Description

Constructed in late 2007, Benford Court comprises a total of six self-contained business units arranged in two terraces around an attractive central courtyard. Each unit provides a practical combination of storage or light industrial accommodation with high-quality office space, making the development suitable for a wide range of occupiers including SMEs, trade counter users and service-based businesses.

In further detail, the unit comprises:-

- Ground floor storage / workshop:
 - Floor to ceiling height of 3 metres.
 - Workshop accessed via a sectional up and over loading door.
 - Fluorescent lighting.
 - Painted concrete floor
 - DDA WC. & Lift Access
- First floor office accommodation:
 - Suspended ceiling incorp. LG3 Lighting
 - Aluminium framed double glazed windows
 - Neutral decoration
 - Carpet tile floor coverings
 - Low level perimeter trunking.
 - Electric radiators
 - Kitchen/tea point
 - WC.
- Externally, there is a small loading bay and allocated parking for 5 cars.





Services

We understand that mains water, electricity and drainage services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

82D - A copy can be made available upon request.

Business Rates

Rateable Value	£18,750 (April 2026)
Rates Payable	£7,609.75 per annum

Service Charge:

There will be an estates service charge levied to contribute towards the upkeep and maintenance of the estate. Last year this equated to £1,250 plus VAT

Lease Term

Available by way of a new full repairing and insuring lease for a contractual term to be negotiated.

Rent

£23,000 Per Annum plus VAT.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700

E Jon@wareing.co



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk



