

UNIT E

10 Welton Road

CV34 5PZ

TO LET

NEWLY REFURBISHED

Available soon



Commercial Unit

8,000 sq ft (743.21 sq m)

Suitable for a variety of uses from Office, Leisure,
Research & Development and Storage & Distribution.



Wareing & Company

01926 430700

www.wareingandcompany.co.uk

New refurbished modern commercial building available to let

KEY FEATURES



Excellent
Parking
Provision



Large
Open
Floor Plates



Electric Loading
Door or Fully
Glazed Frontage

option



Lift
Access to
All Floors



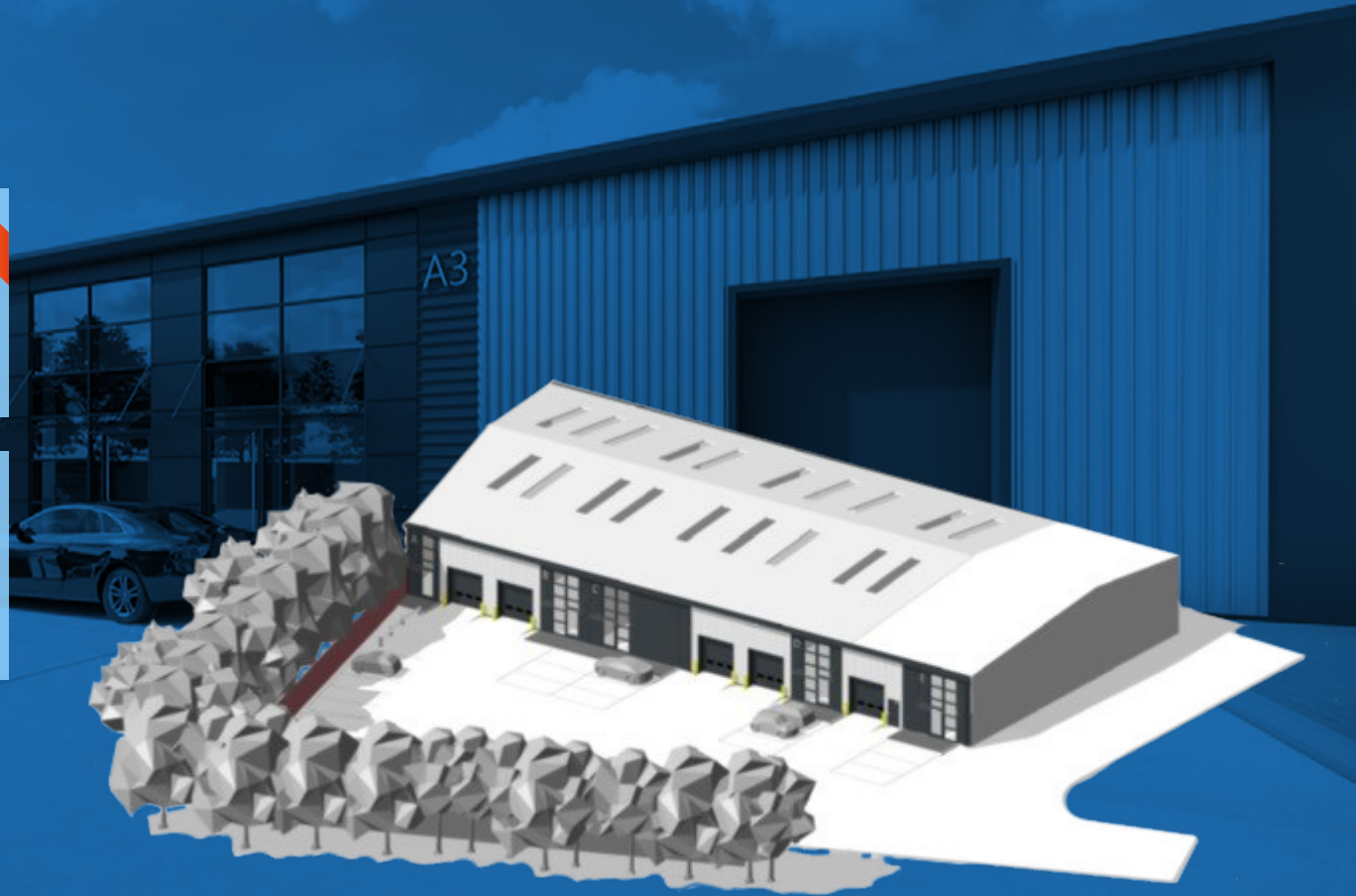
Prime
Midlands
Location



1.5 miles
M40
(Jct 15)

Indicative floor areas

8,000 sq ft (743.21 sq m)



DESCRIPTION

A rare opportunity to acquire a newly refurbished commercial building.

The development will comprise a terrace of 3 warehouse/commercial buildings.

This building will comprise a 3 storey modern commercial building arranged over basement, ground and first floors with newly clad elevations to rear and side profile and potential for discussions as to partially clad incorporating roller shutter front elevation or fully glazed. Internally the property will be finished to a 'white box specification' - further details available upon request.

The property has an excellent parking provision. Ask agents for more details.

ACCOMMODATION

Basement

sq ft	sq m
2,000	185.80

Ground

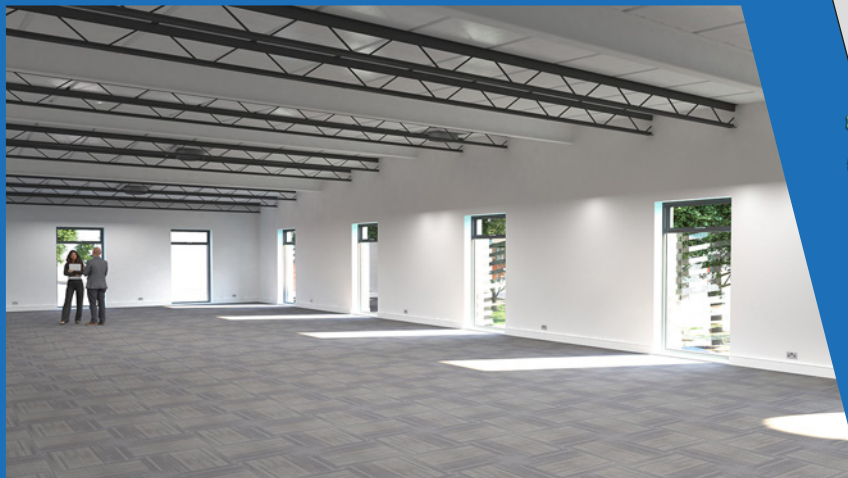
sq ft	sq m
3,000	278.70

First

sq ft	sq m
3,000	278.70

Total

sq ft	sq m
8,000	743.21



Indicative illustration of internal layout



LOCATION

The subject property is situated on the well-established Wedgnoek Industrial Estate.

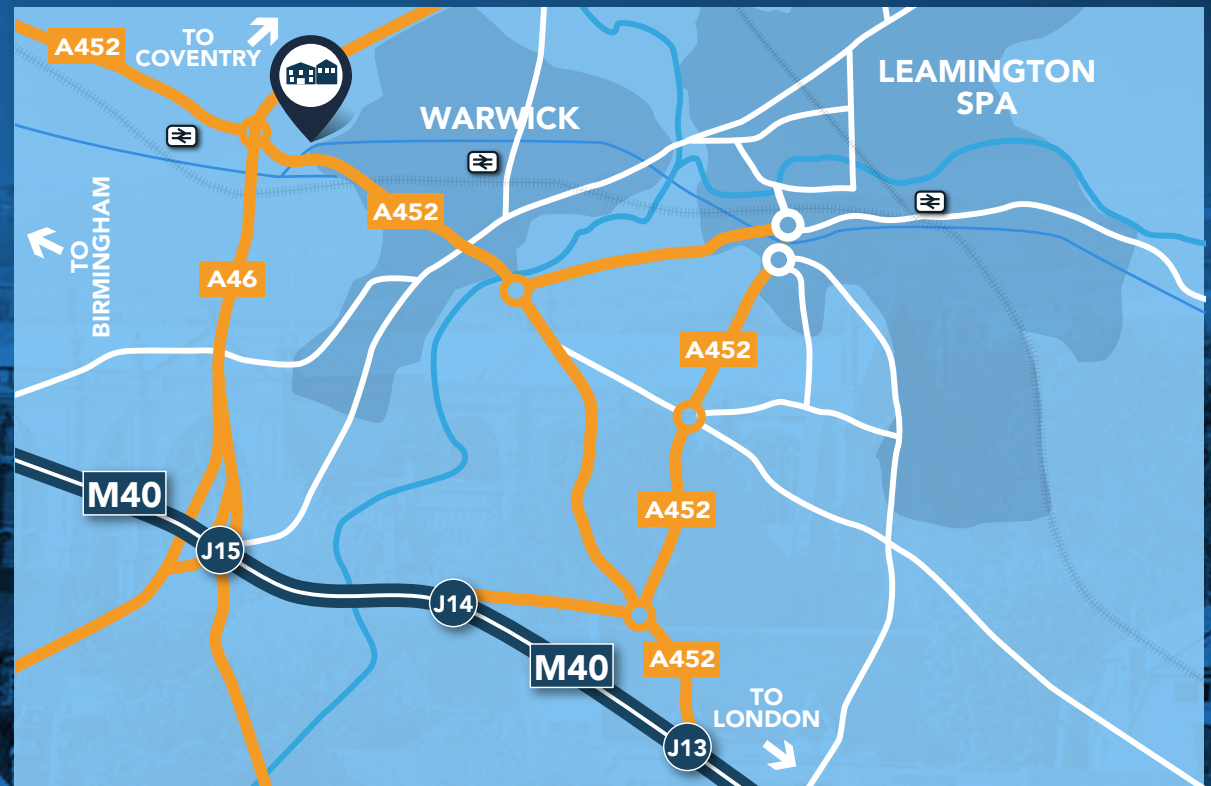
It is located at the end of Welton Road, accessed from Rothwell Road which, in turn, leads to Wedgnoek Lane.

It is situated approx. 1 mile north of Warwick Town Centre and a short distance from the A46 Warwick Bypass which links into the M40 greater Midlands motorway network.

Stratford Upon Avon is located 9 miles from the property whilst, Royal Leamington Spa is only 5 miles away. Furthermore, Birmingham is located just 35 miles North West of the site and Central London 98 miles South.

The property is situated close to Warwick Parkway Station as well as Warwick Hospital and the immediate area mainly comprises a mixture of residential, and employment with notable occupiers including; Volvo Trucks & Bus, IBM and Maxi Haulage.

As for amenities, the property is within walking distance of The Cape of Good Hope Public House and the Co-Operative food store situated on Cape Road.



SERVICES

Mains electricity, water and drainage will be brought to the unit ready for connection.

PLANNING

The property will have 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.

TENURE

Tenure – The property is available leasehold on a new full repairing and insuring lease at a rent of £80,000 Per Annum excl. Landlord may consider offers for the freehold interest.

SERVICE CHARGE

There will be an estate service charge levied to contribute towards the upkeep and maintenance of the common areas.

BUSINESS RATES

To be assessed.

V.A.T

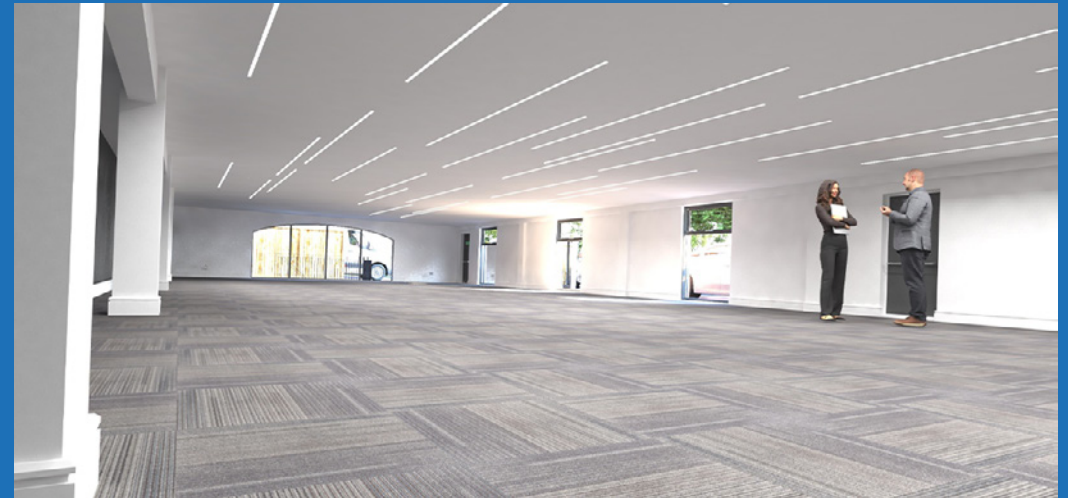
The letting will be subject to VAT.

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

Strictly by prior arrangement
with the sole agents:



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