

# To Let

## 14 Cattell Road

Warwick • CV34 4JN

- End of terrace Industrial/Warehouse unit
- Available soon on New lease
- Located within close proximity of A46, Warwick Parkway Station and Warwick Town Centre
- Accommodation across Ground floor warehouse:
  - 588 Sq Ft (54.63 Sq M)
  - Length 9.26m x Width 5.9m.
  - Eaves 3m

Quoting Rent: £11,950 PAX



### Location

The property is situated on the Cattell Road Industrial estate which is accessed off Cape Road. It is located approximately 1 mile North of Warwick Town Centre.

The Property is a short drive from the A46 Warwick Bypass (Birmingham Road junction) which in turn affords rapid access to J15 of the M40 Motorway.

### Description

The property itself comprises:

- End of Terrace light industrial/Warehouse Unit
- Width: 5.9m Depth: 9.26m
- Solid Concrete Floor
- Blockwork Elevations
- LED Lighting
- Up & Over Roller Shutter (2.6m x 2.6m)
- Tea point and WC
- Small reception/office

### Services

We understand that mains electricity and water 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

E 102 – A copy can be made available upon request.

### Tenure

The property is available by way of a new Full Repairing & Insuring Lease for a term to be agreed.

The annual buildings insurance premium will be re-charged and this is thought to be £485.10 for 2026.

### Business Rates

Rateable Value: £7,300

Subject to occupier status, tenants may be entitled to full small business rates relief

### Rent

**£11,950 Per Annum.**

### VAT

VAT will not be charged on the rent.

### Service Charge

TBC

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700

E [jon@wareing.co](mailto:jon@wareing.co)



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