

# TO LET SHORT TERM

**Montague Road**  
**Warwick • CV34 5LW**

- Former ambulance depot with significant car parking.
- Suitable for a variety of uses.
- Excellent location close to A46 and M40.
- 2 x level access doors.
- Accommodation Available:

**Floor area: 6,211 sq ft  
(577 sqm)**

**Site area: 0.473 acres  
(0.191 hectares)**

**Rent £50,000 pax**

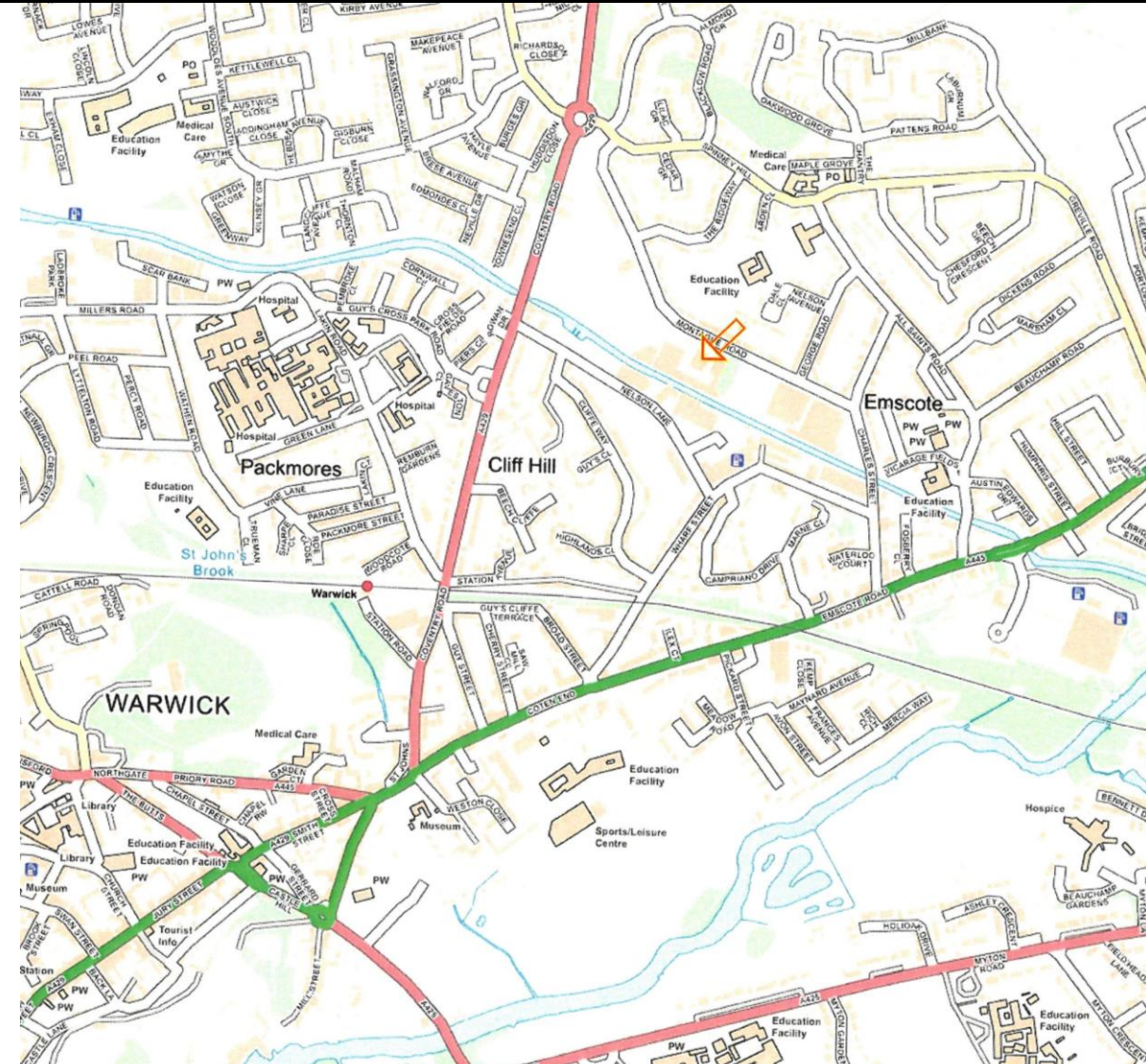
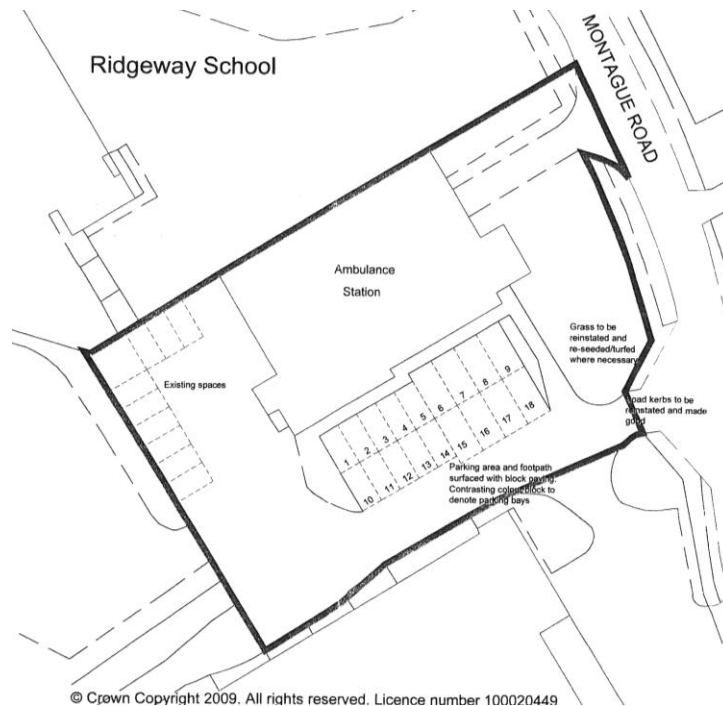


## Location

The property occupies a prominent position on Montague Road providing easy access to both Warwick and Leamington Spa Town Centres as well as the A56 in turn leading to the M40 and national motorway network. Crest Nicholson's Montague Point residential development is under construction adjoining the property.

## Description

The property has previously provided vehicle garage area for Warwickshire County Ambulance Services. There are 2 level access doors to the garage with 3.1m height access and the building provides additional ancillary offices, mess room and kitchen. Outside there is a significant car park area.



### Services

We understand that all mains water, gas, 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 (Industrial Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### Business Rates

Rateable Value: £22,500 (April 2023)

### 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.



### Lease Term

The premises are available to let for a period of up to 2 years on a short-term lease on terms to be agreed, for predominantly storage / light industrial uses.

### Rent / Price

£50,000 per annum exclusive.

### EPC

A copy can be made available upon request.

### Legal Costs

Each Party will meet their own legal and professional costs.

### Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

#### Wareing & Company

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