

TO LET

Unit 10A

Blue Lias Industrial Estate
Rugby Road • Stockton • CV47 8HN

- Modern Warehouse Accommodation
- Eaves Height 13ft 8in (4.15 metres)
- Car Parking On Site
- Secure Location
- Accommodation Available:

**Ground Floor: 3,324 sq ft
(308.81 sqm)**

**First Floor Mezzanine: 423 sq ft
(39.30 sqm)**

Rent £35,000 PAX



Location

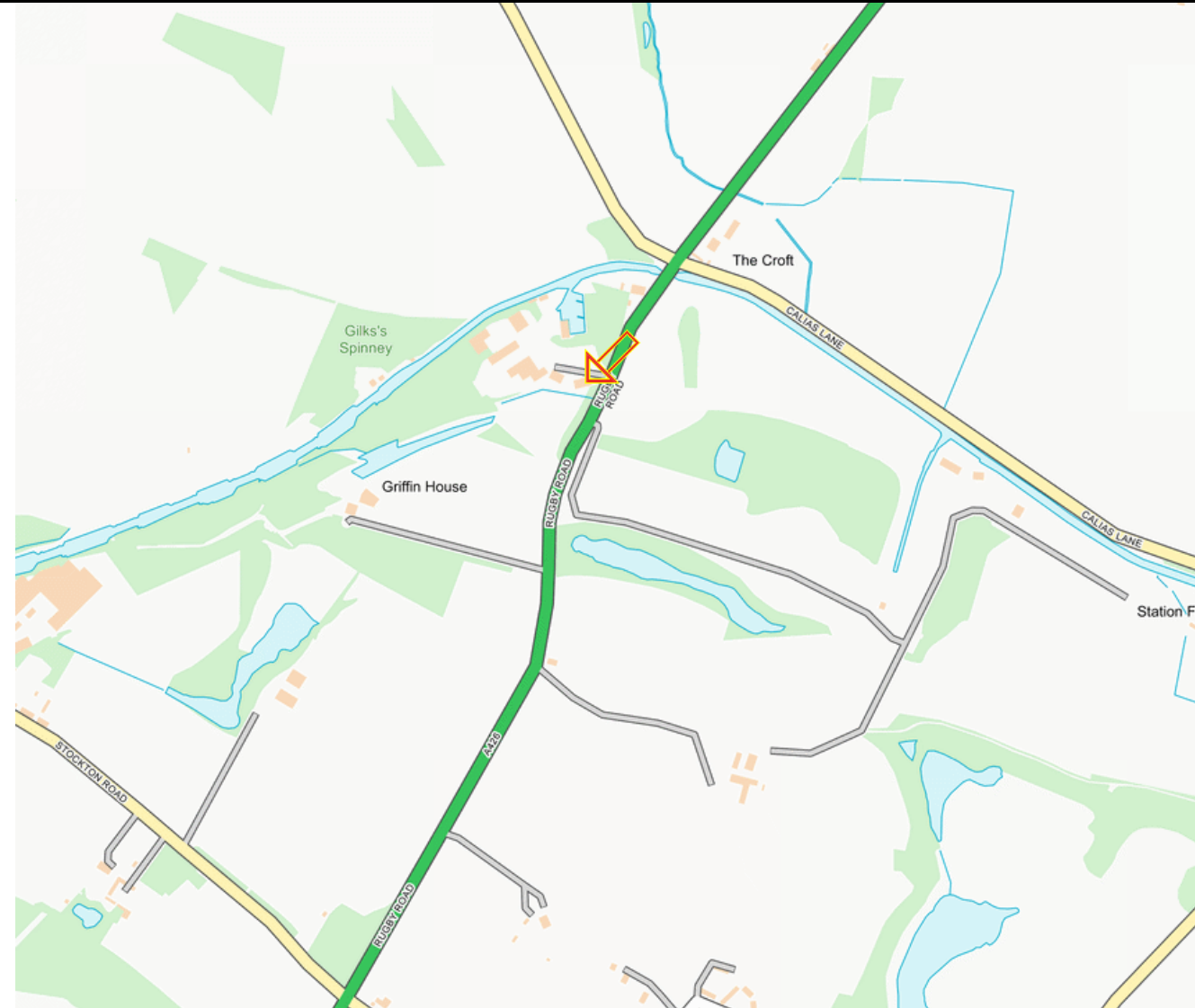
Blue Lias Industria Estate comprises a purpose built, well maintained Industrial Estate with modern additions which are thought to have been constructed around 2008.

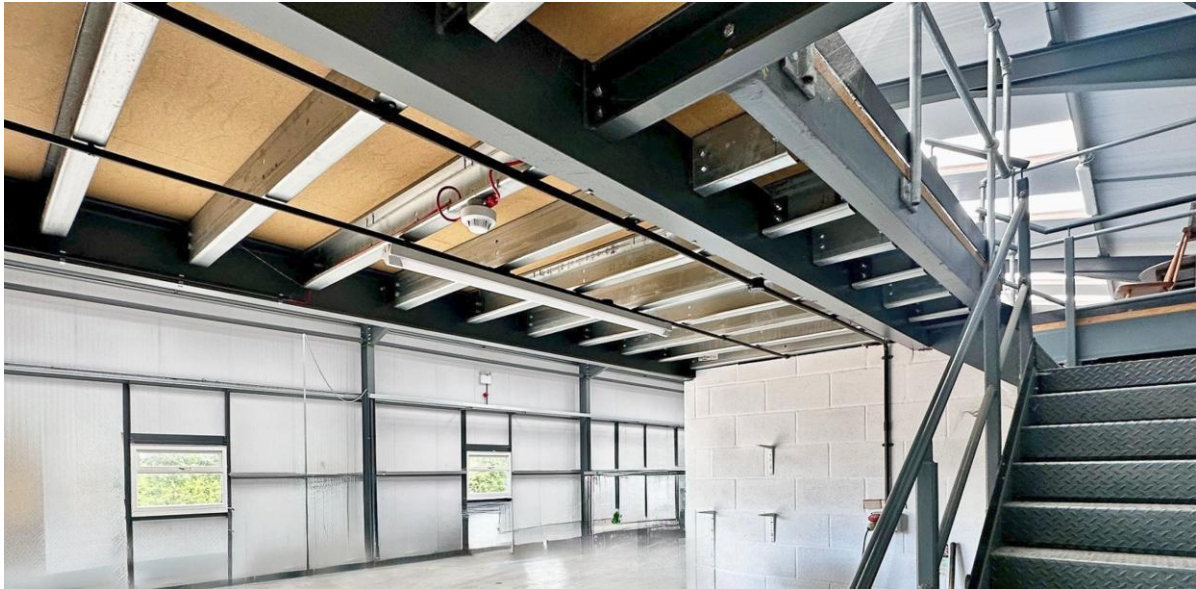
The Estate comprise c.12 units and also provides access to Stockton Top Marina

The Estate is strategically situated in Stockton, Warwickshire, approximately 1 mile from the village centre and 2.5 miles from Southam. This location offers excellent connectivity, with the A45 and A423 roads providing direct access to major towns such as Leamington Spa (25-minute drive) and Daventry (20-minute drive). Rugby town centre is accessible in just 16 minutes via the Rugby Road, enhancing the estate's appeal for businesses seeking efficient transportation links.

The estate is situated close to the Blue Lias Inn which is a popular local Public House serving food

Amenity Type	Name	Location/Distance	Details
Motorway Access	M40 (Junction 12)	10 miles (15 mins)	Direct route via A423, connecting to Birmingham, Oxford, and London
Major Road	A423 / A426	Immediate access	Key routes to Southam, Rugby, Daventry, Banbury





Description

Specification Includes:

- Detached Warehouse building fronting the entrance to the estate
- Steel portal framed and profile clad industrial warehouse building.
- Eaves Height 4.15m
- Constructed approximately 4 years ago.
- High quality / modern industrial warehouse accommodation.
- Up and over electric roller door to end gable.
- Insulated roof, translucent roof lights.
- Fluorescent strip lights internally.
- Concrete floor.
- External windows.
- 3 Phase power supply.
- Accommodation block with toilet and offices
- First floor mezzanine storage
- Outside there is access with approximately 6 car parking spaces.



Services

Mains electricity, water and drainage are connected to the property.

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 Light Industrial or Warehousing under Class E of the Town & Country Planning Use Classes Order.

Note

The landlord will not be prepared to let to an unduly noisy purpose or something that involves significant vehicle movement such as Quasi Retail use.

EPC

C63 - A copy can be made available upon request.

Business Rates

Rateable Value:	£30,250 (April 2023)
Rates Payable:	£15,095 per annum

Service Charge

It is believed an estate service charge will be levied and the ingoing tenants will contribute a fair proportion towards the upkeep and maintenance of the external and common areas.

Lease Term

The premises are available to rent on a new 5 year Full Repairing and Insuring rent at **£35,000 per annum, exclusive.**

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:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

E Jonathan.blood@wareingandcompany.co.uk



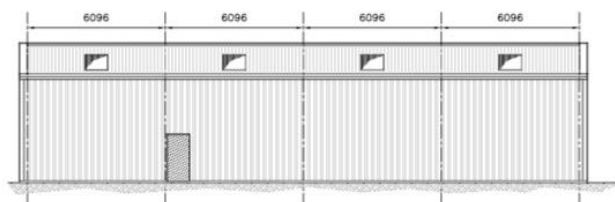
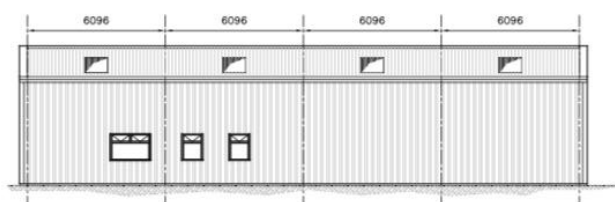
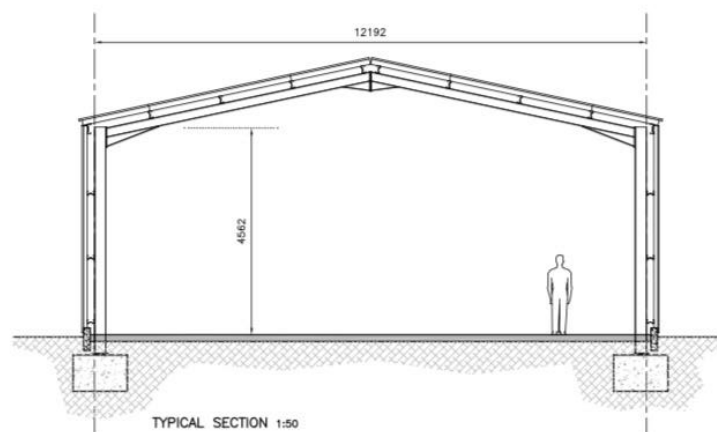
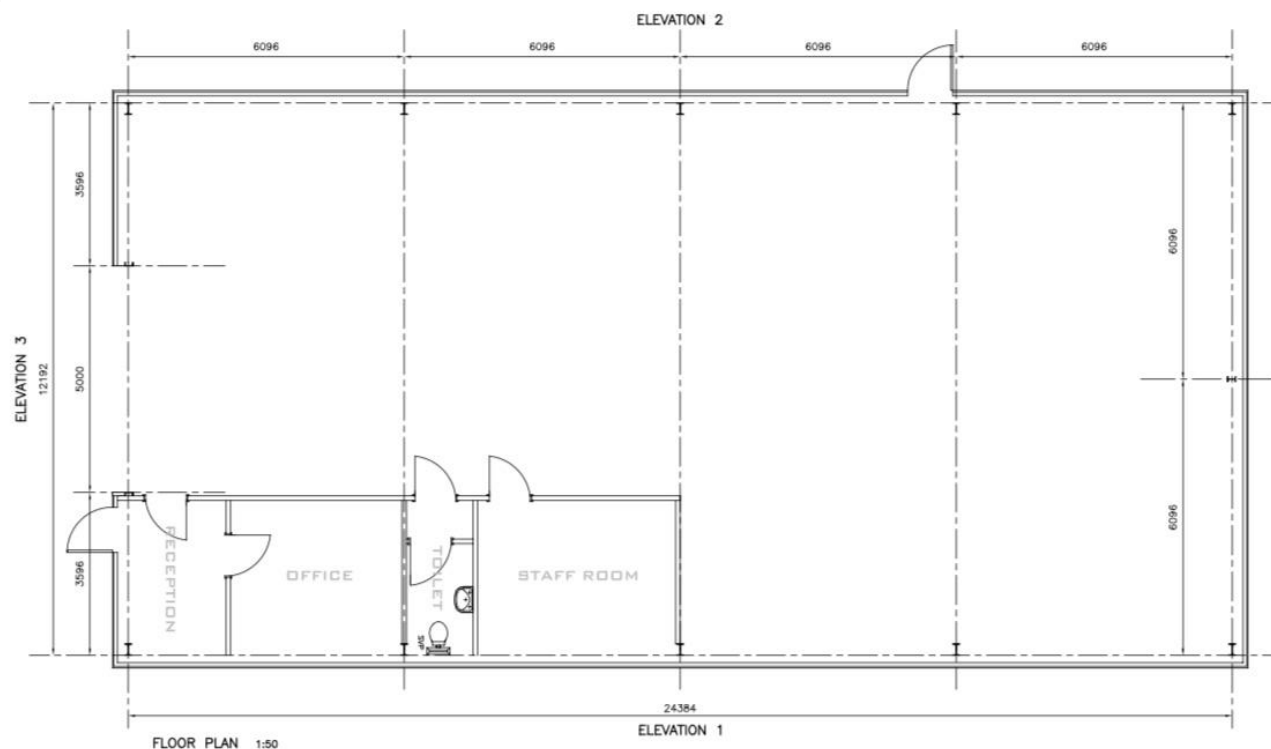
Wareing & Company

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

www.wareingandcompany.co.uk



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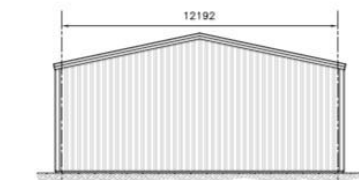
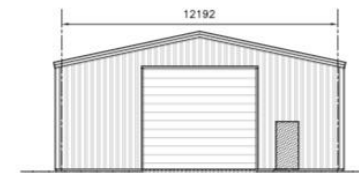
BUILDING FINISHES

ROOF CLADDING.

GOOSEWING GREY PLASTISOL COATED BOX PROFILE COMPOSITE ROOF CLADDING INCORPORATING APPROX 15% ROOF LIGHTS WITH FOLDED METAL GUTTERING TO BOTH EAVES LINE FINISHED IN OCEAN BLUE WITH RAINWATER PIPES TERMINATING AT GROUND LEVEL.

SIDE CLADDING.

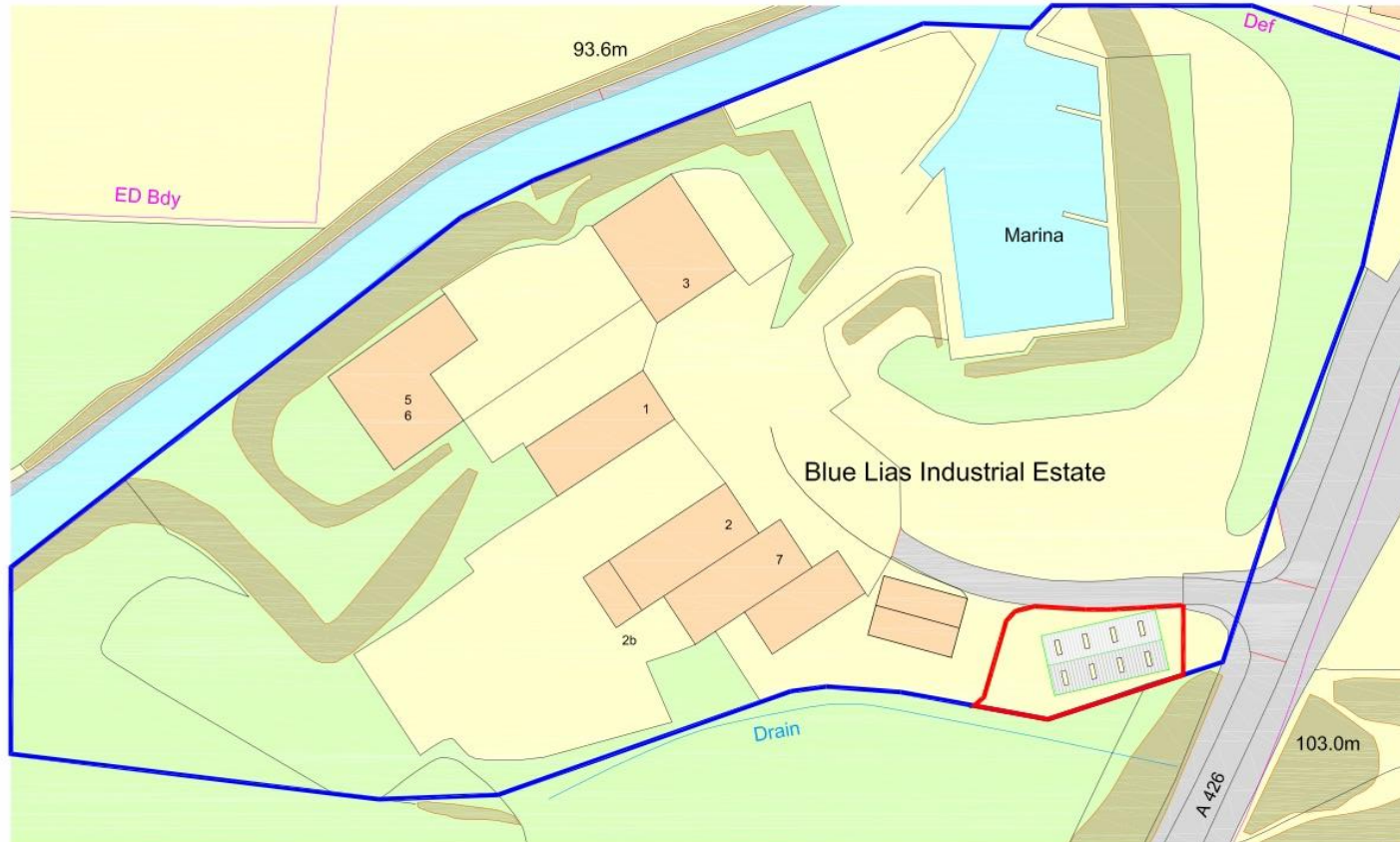
OCEAN BLUE PLASTISOL COATED BOX PROFILE COMPOSITE SIDE CLADDING LAPPING DOWN OVER PRECAST CONCRETE PANELS EXPOSED BY 100mm TO FORM SHUTTERING, ROLLER SHUTTER DOOR AND 2NO. PERSONNEL DOORS TO BE POWDER COATED TO MATCH CLADDING WINDOWS IN GABLE ELEVATION FORMED USING SOFTWOOD TIMBER UNITS.



Rev.	Date	Revision
1		
CLIENT		
Mr K Hamlin		
JOB TITLE		
INDUSTRIAL WORKSHOP BUILDING		
DRAWING TITLE		
GENERAL ARRANGEMENTS		
Drawn by	HCM	Date FEB. 2017
Checked		Scale 1:100 1:50
Working No.	1202 - 01	

S & H STEEL FRAMES

LONG ITCHINGTON RD,
HUNNINGHAM N. LEAMINGTON SPA,
WARWICKSHIRE, CV33 9ER,
TEL: 01926 633688



Rev.	Date	Revision
CLIENT		
Mr K Hamlin		
JOB TITLE		
INDUSTRIAL WORKSHOP BUILDING		
DRAWING TITLE		
LOCATION PLAN		
Drawn by		Date
HCM		FEB. 2017
Checked		Scale
		1:500
Drawing No		
1202 - 100		

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