

# TO LET

## Available Soon

Unit 1 The Sidings  
Station Works  
Station Road  
Claverdon  
CV35 8PE

### Property Highlights

- » Flexible space for variety of commercial uses (currently fitted as offices).
- » Easily converted back to warehouse space.
- » Set within secure gated grounds.
- » Can be taken separately or together with Unit 2, The Sidings (currently fitted as warehouse/industrial).
- » Close to Claverdon Village and Train Station.

Unit 1:  
**3,711 sq ft (345 sqm)**

Rent (excl vat):  
**£40,821** per annum



  
Wareing & Company  
Commercial Property Experts



Claverdon

Claverdon  
Train Station

The Sidings

## Location

The property is accessed via a shared private access road leading from Station Road, which in turn provides direct access to the development entrance gates.

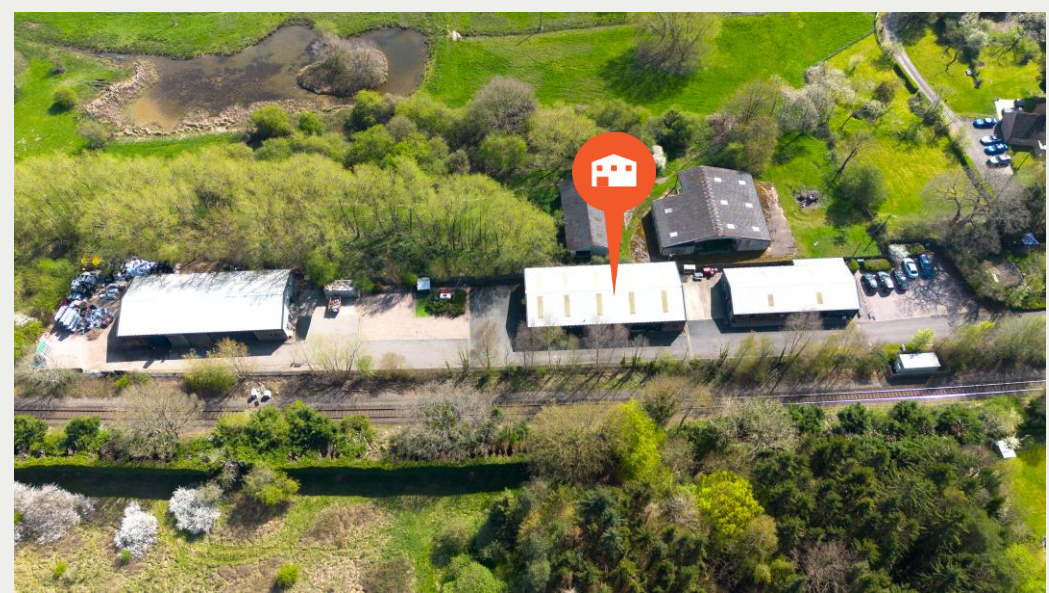
The site is located approximately 0.5 miles west of Claverdon Village Centre and lies within close proximity to Claverdon Railway Station, offering convenient transport connections.

Claverdon is situated approximately 6 miles west of Warwick, 8 miles north of Stratford-upon-Avon, and 3 miles east of Henley-in-Arden. The site benefits from good strategic connectivity, being located around 5 miles from Junction 15 of the M40 Motorway, providing onward access to the wider regional and national road network.

The property is set within a predominantly rural environment, characterised by nearby residential dwellings, open countryside, and surrounding farmland, contributing to the site's semi-rural character and setting.

	Car (approx.)	Train (approx.)
London (Central)	2 hours	2 hours 6 minutes (Marylebone)
Birmingham	45 minutes	48 minutes (New Street)
Leamington Spa	15 minutes	20 minutes





## Description

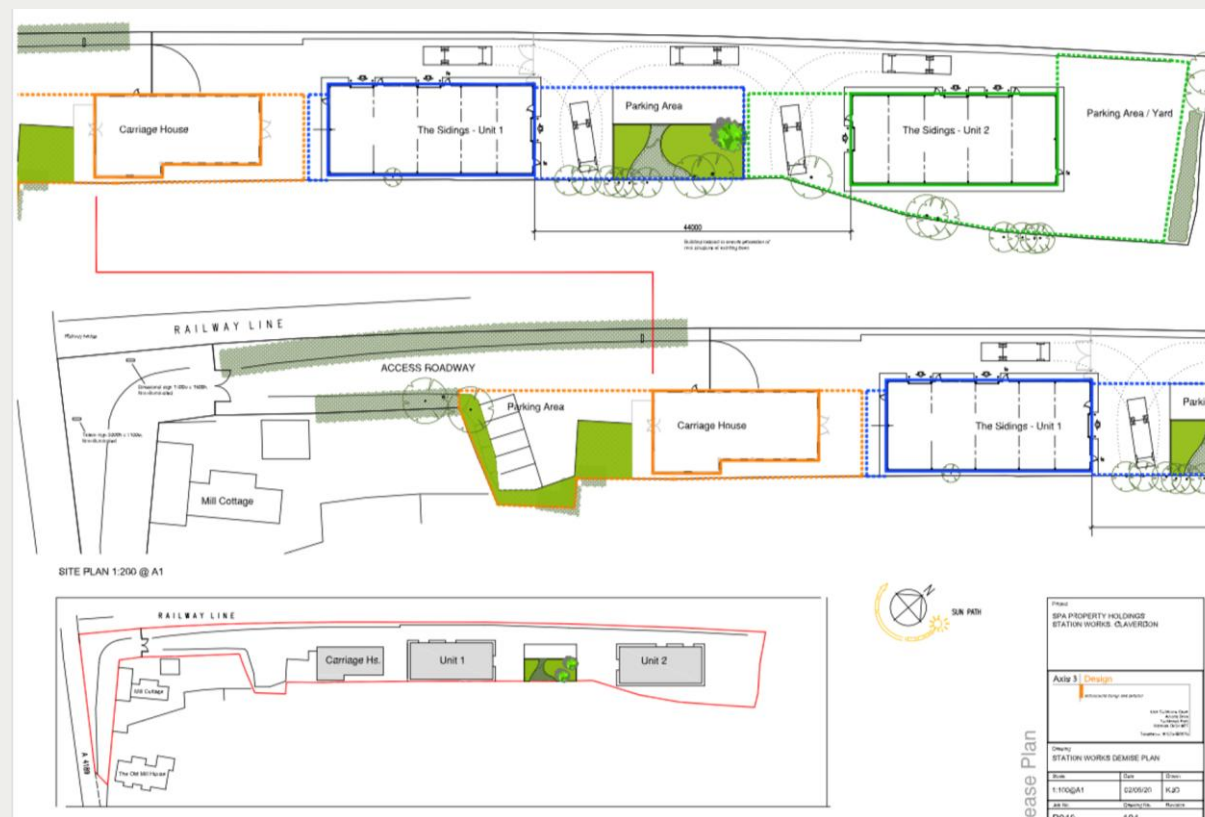
Units 1 The Sidings forms part of Station Works, a modern development of three detached business units built in the late 2000's. The site benefits from secure gated access, well-kept grounds and an excellent position beside Claverdon Railway Station, offering strong links to Warwick, Stratford-upon-Avon and the wider Midlands.

The unit is of contemporary construction with profile metal and timber cladding, glazed elevations, and electrically operated roller-shutter doors. The roof incorporates translucent roof lights, providing good natural light throughout.

Unit 1 is currently fitted out as a modern office unit with storage to the rear but could simply be converted back to warehouse space.

The unit offers secure, well connected, flexible space (suitable for a variety of uses) in an attractive semi-rural setting.

Accommodation	Sq Ft	Sq M
Unit 1 The Sidings	3,711	345



## Services

We understand that all mains electric, water and drainage are connected to the property 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 (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Stratford Upon Avon Planning Department on 01789 260304.

## Service Charge

An estate service charge will be levied to contribute towards maintenance and upkeep of the gates and common areas. Amount to be confirmed.

## Business Rates

Rateable Value: £24,500  
(2026 Listing)  
Rates Payable: £10,829 pa

## EPC

71C - A copy can be made available upon request.

## Tenure

The property is available by way of a new Full Repairing and Insuring lease at a rental of £40,821 per annum exclusive of VAT and all other outgoings.

## VAT

VAT will be applicable at the prevailing rate.

## 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 agent:



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