

**INCENTIVES AVAILABLE**



**REFURBISHED INDUSTRIAL/WAREHOUSE TO LET**

**13,070 SQ FT (1214.24 SQ M)**

**UNIT D WELTON ROAD**

**Wedgnock Industrial Estate | Warwick | CV34 5PZ**

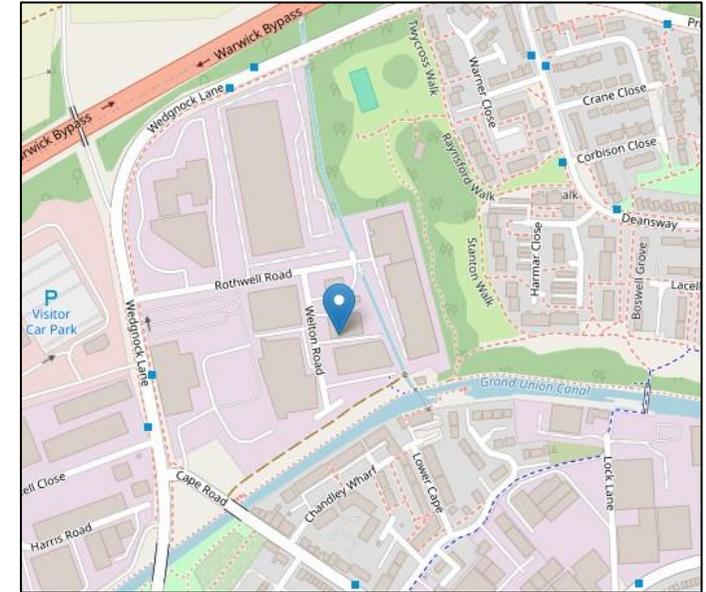


# FEATURES

## Location

The property is situated on the well-established Wedgnock Industrial Estate on Welton Road. Welton Road itself is accessed via Rothwell Road which leads to Wedgnock Lane. The property is approximately 1 mile from Warwick Town Centre. It provides excellent access to the A46 Warwick Bypass linking to the M40 and the greater motorway network. The property benefits from being in close proximity to Warwick Parkway Station.

SAT NAV CV34 5PZ



- Excellent access to A46 Warwick Bypass linking to the M40
- Within close proximity of Warwick Parkway Railway Station
- Recently undergone major refurbishment
- New roof installed 2025
- Sought after location on Wedgnock Industrial Estate
- Mid terraced unit
- New electric boiler
- LED lighting throughout



## Description

The property is a mid terraced industrial unit of steel portal frame construction with brick elevations. Access is via the offices to the front of the property with the warehouse accessed via a loading bay to the rear. The unit has an eaves height of 5.5 metres.

A major refurbishment has just been completed with specification including a new steel insulated roof to the main warehouse area, a new electric boiler installed to the office areas and LED lighting throughout.

## Accommodation

Unit/Floor	sq ft	sq m
Warehouse	9,730	903.95
Offices/Welfare	1,085	100.80
First Floor Offices/Welfare	2,125	197.42
Entrance Porch	130	12.08
<b>Total Gross Internal Area</b>	<b>13,070</b>	<b>1214.25</b>

## Services

We understand that electricity, water and drainage are connected to the site. Gas is not connected, however is available in the area. Interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

## Planning

We understand the property has the benefit of planning permission for Use Class E (General Business Use).

## Tenure

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

## Rent

**£127,500 per annum exclusive**

## Business Rates

Rateable Value (1 April 2023): £58,500

## Energy Rating

B50





## Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee.

## Legal Costs

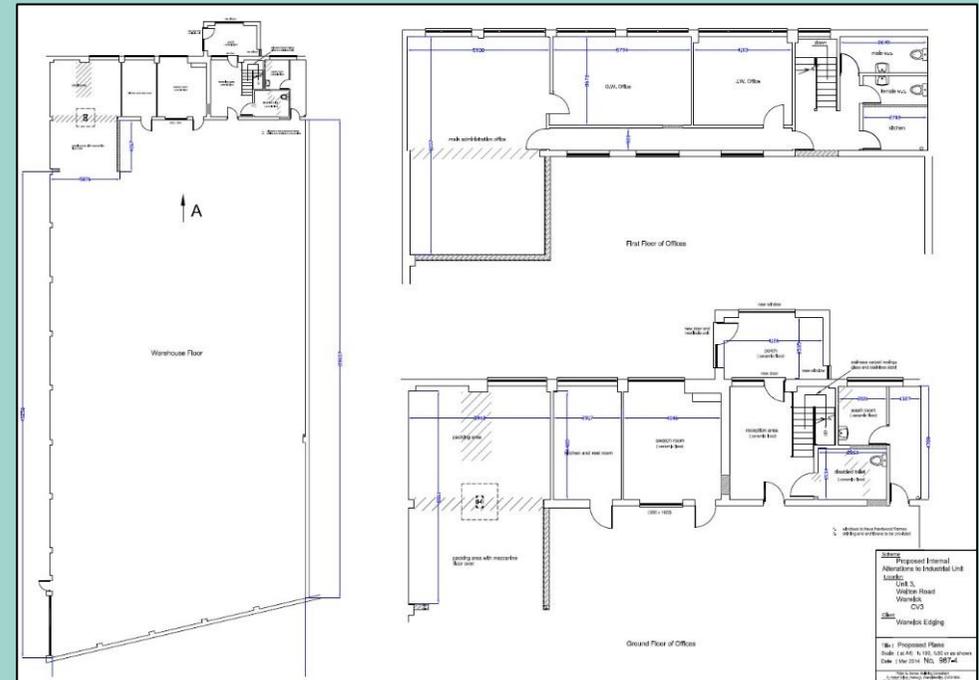
Each party will be responsible for their own legal costs incurred in any transaction.

## Further Information

Should you require further information or wish to arrange to view please contact the sole agents:



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Layout Plan