



Wareing & Company
Commercial Property Experts

TO LET

End of terrace
industrial /
warehouse unit



Unit 10, Budbrooke Road Industrial Estate, Warwick, CV34 5XH

6,205 sq ft (576.49m²)

Rent ex. VAT **£62,000 p.a.**



Property Highlights

- » End of terrace industrial / warehouse unit
- » Available immediately by way of assignment or new lease
- » Excellent location 3 miles from Junction 15 of M40 Motorway
- » Eaves height 5m
- » Approx. 9 car parking spaces



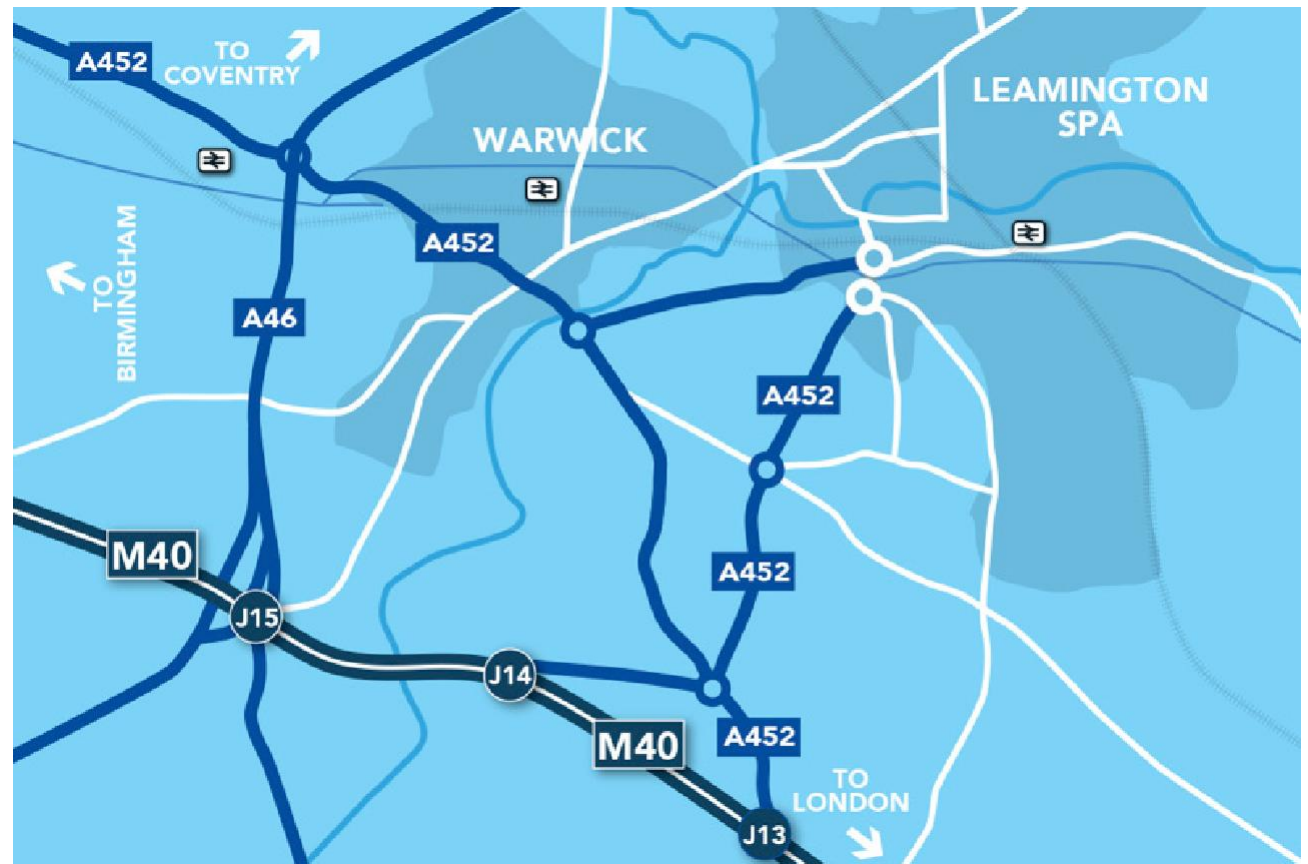
Location

The property is situated on the established Budbrooke Industrial Estate, approximately 1 mile west of Warwick Town Centre. This strategic location offers excellent connectivity, with immediate access to Budbrooke Road and the A46 Warwick Bypass, which links directly to Junction 15 of the M40 within approximately 3 miles. This provides fast and convenient access to the Midlands Motorway Network, with Birmingham, Coventry, and Stratford-upon-Avon all within a 30-minute drive, and London reachable in under 2 hours via the M40.

Warwick Parkway Railway Station lies just 0.3 miles away, offering regular direct services to Birmingham and London Marylebone, while Warwick mainline station is within a mile, ensuring strong regional and national rail connectivity for staff and logistics purposes.

The surrounding area is a well-established industrial and commercial hub, home to a range of light industrial, warehousing, and logistics occupiers. Local amenities are readily accessible, including retail, food outlets, healthcare, and service stations, with further business and leisure amenities available in nearby Warwick and Leamington Spa.

The estate also benefits from reliable utility connections, ample on-site parking, and secure service yards, making it ideally suited for a range of industrial uses.



Description

The property is thought to have been constructed in the 1980's and comprises an end-of-terrace industrial / warehouse unit.

The building is of steel portal frame construction with an approximate eaves' height of 5.0m, rising to 6m at the apex. External elevations are of blockwork and brickwork construction with profile cladding to the upper elevations and roof.

Internally, the unit benefits from:

- Two-storey office accommodation
- WC facilities
- Mezzanine storage deck incorporating a kitchen
- Incorporated glazing
- Manually operated roller shutter loading door
- Warehouse lighting

Externally, there is parking for c. 9 cars plus loading area.

Accommodation

Space	sq ft	sq m
Warehouse	4,926	457.64
Mezzanine	1,025	95.24
Offices	254	23.61
Total	6,205	576.49





Services

We understand that all mains services 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 unit has the benefit of planning permission for User Class E purposes (Light Industrial / Warehousing). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D93 - A copy can be made available upon request

Business Rates

Rateable Value: £45,250
Rates Payable: £25,113 p.a

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £62,000 per annum exclusive of Business rates and all other outgoings.

The property is NOT elected for VAT purposes.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



Jonathan Blood MRICS

01926 430 700

07736 809 963

jon@wareing.co

Wareing & Company

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

Email: info@wareing.co

