

TO LET

Unit 3 Welton Road

Warwick • CV34 5PZ

- Refurbished Industrial / Warehouse Accommodation.
- Incorporating Ground and First Floor Office Accommodation, WC's and Tea Points.
- Constructed to Eaves Height of 4.4m.
- Available by Way of New Lease from Q3 2025.
- Great Location, Close to A46, Warwick Parkway Station and Warwick Town Centre.
- Accommodation Available:
11,057 Sq Ft (1,027 sqm)

Rent £110,570 PAX

Location

The subject property is situated on the well-established Wedgcock Industrial Estate.

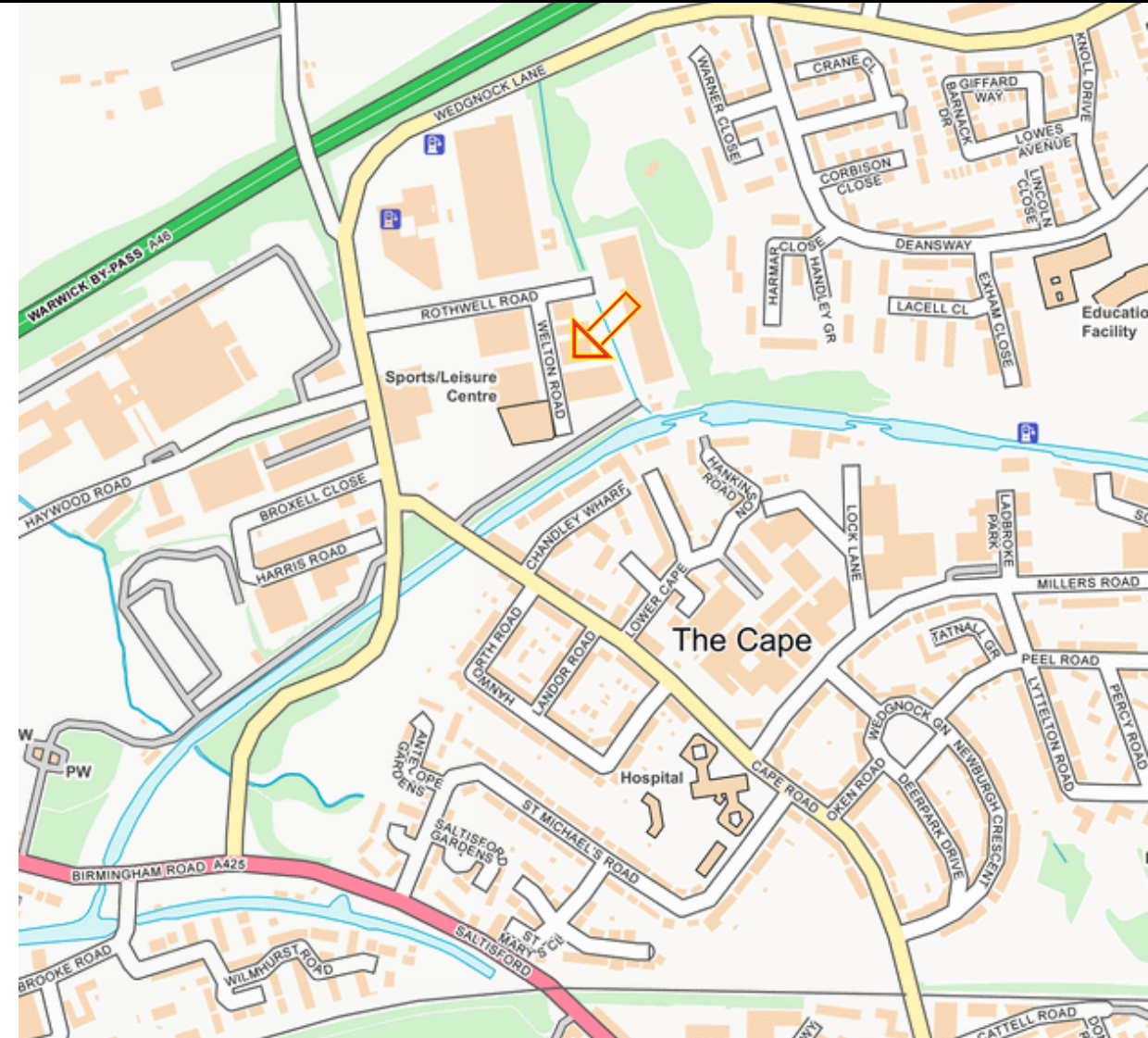
It is located on Welton Road, accessed from Rothwell Road which, in turn, leads to Wedgcock Lane.

It is situated approx. 1 mile north of Warwick Town Centre and a short distance from the A46 Warwick Bypass which links into the M40 greater Midlands Motorway Network.

Stratford Upon Avon is located 9 miles from the property whilst, Royal Leamington Spa is only 5 miles away. Furthermore, Birmingham is located just 35 miles northwest of the site and Central London 98 miles South.

The property is situated close to Warwick Parkway Station as well as Warwick Hospital and the immediate area mainly comprises a mixture of residential, and employment with notable occupiers including; Volvo Trucks & Bus, IBM and Maxi Haulage.

As for amenities, the property is within walking distance of The Cape of Good Hope Public House and the Co-Operative food store situated on Cape Road.





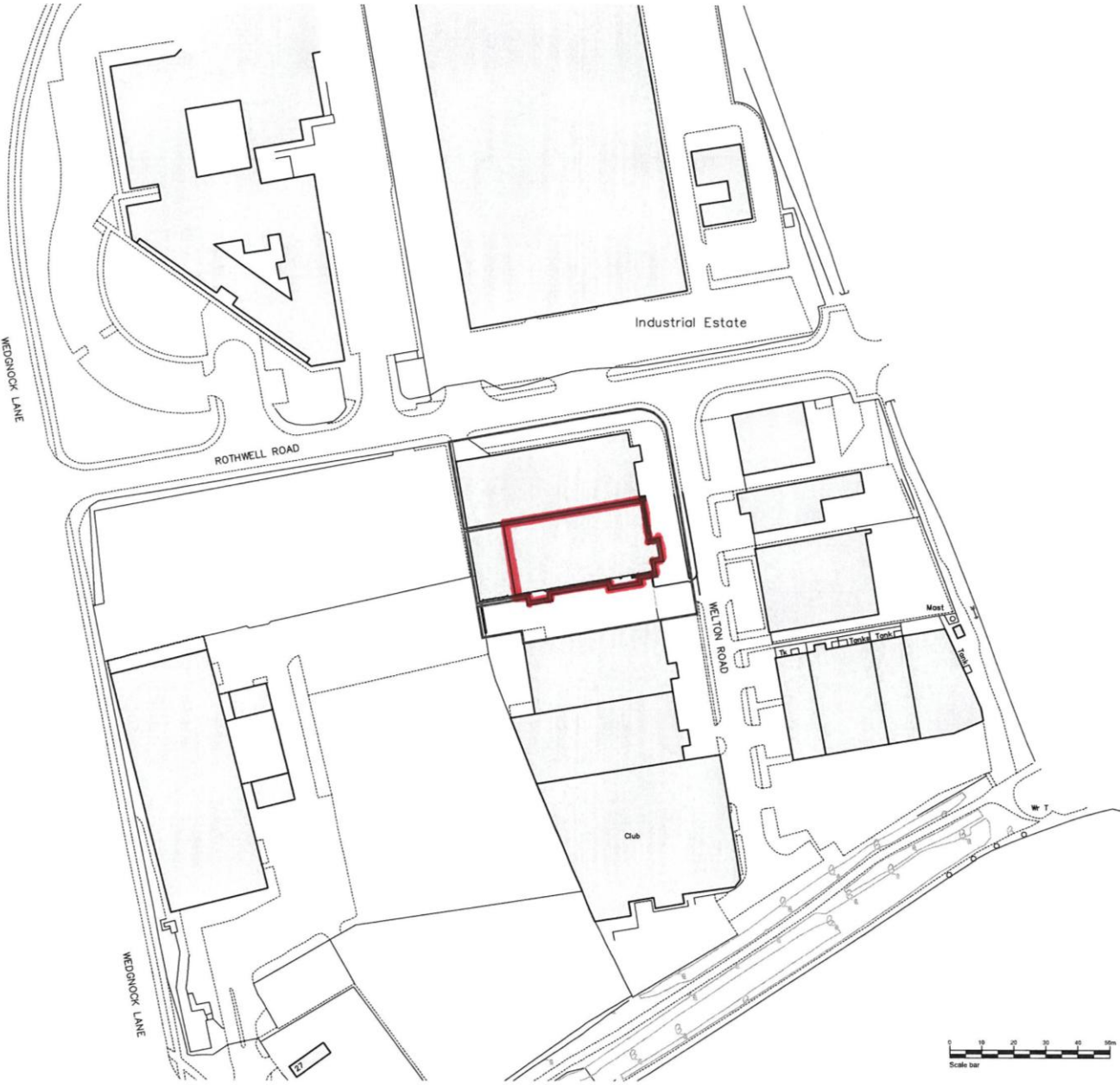
Description

The property comprises:-

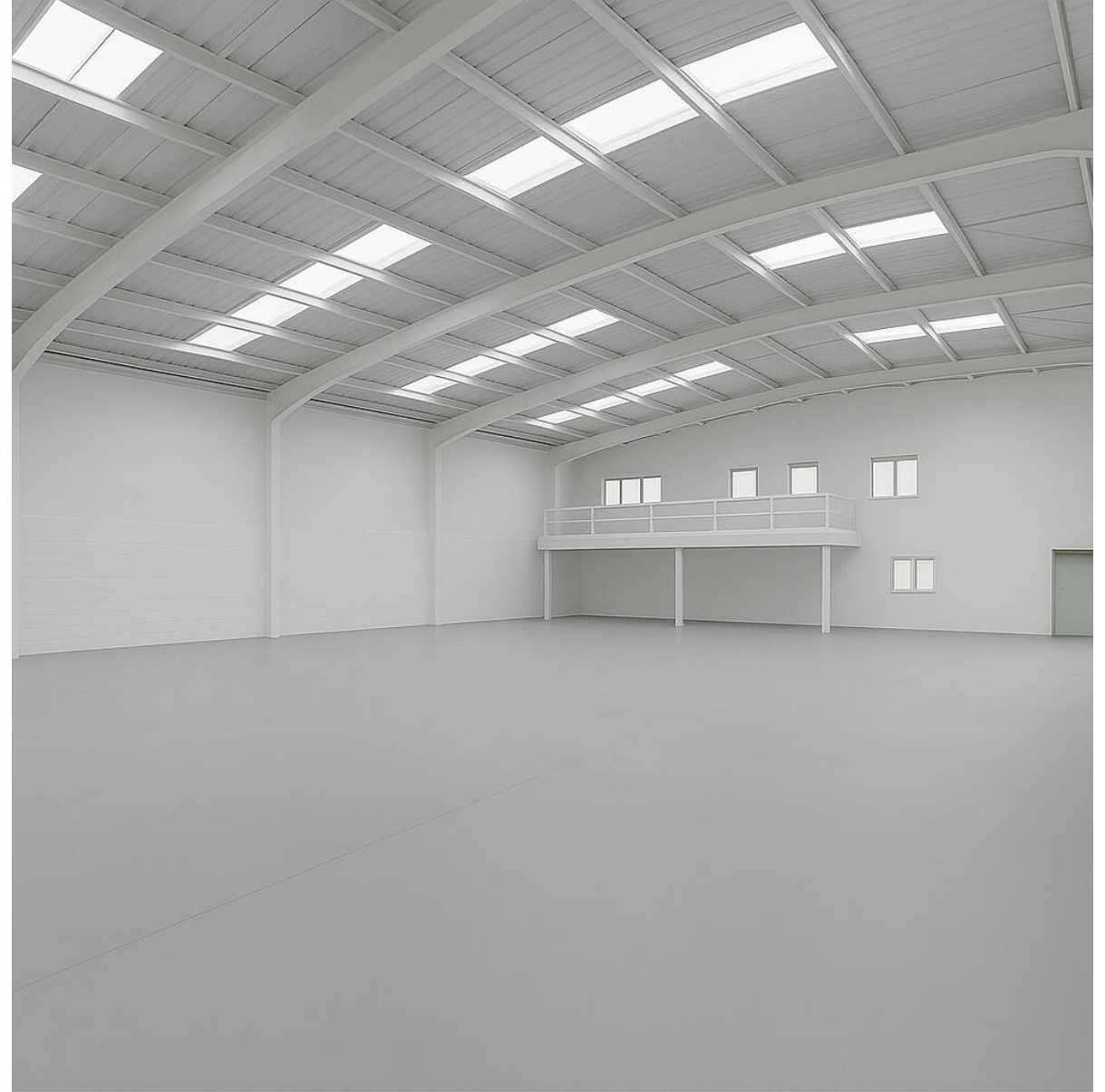
- A semi-detached refurbished warehouse unit.
- Comprising steel portal frame structure to an eaves height of 4.4m.
- Surmounted profile cladding.
- Double glazed windows.
- Solid concrete floor to warehouse.
- Carpet tile / laminate floor coverings to office areas.
- LED lighting throughout.
- Gas fired central heating to offices.
- WC's and tea points.
- On site Parking and Yard.

Accommodation

Area	Size (Sq. Ft.)	Size (Sq. M.)
Warehouse	8,665	805
Offices, Ground and First	2,392	222
Total	11,057	1027



Enhanced Internal photographs



Services

We understand that 3 Phase electricity, mains gas, water and drainage are connected to the property however, interested parties are 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

The property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

EPC will be undertaken once works are complete.

Rates

To be confirmed.

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.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be negotiated.

Rent

£110,570 per annum exclusive. VAT will be applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700 • **M** 07736 809963

E Jonathan.blood@wareingandcompany.co.uk



Wareing & Company

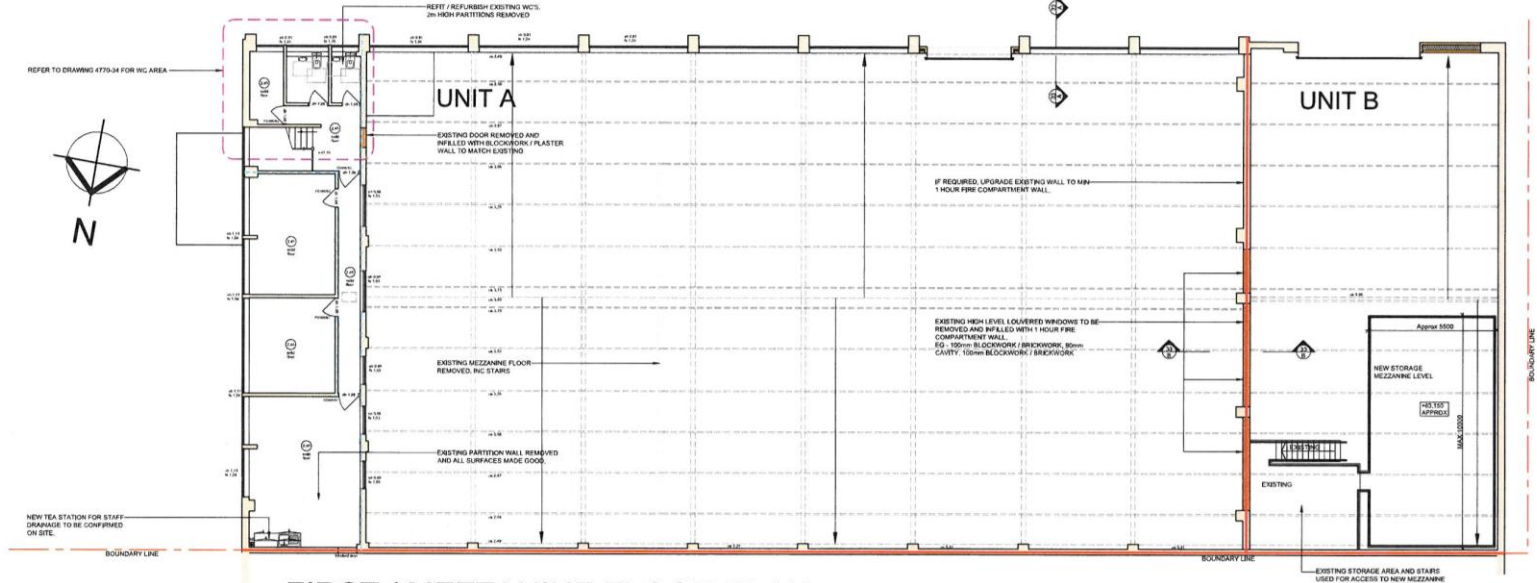
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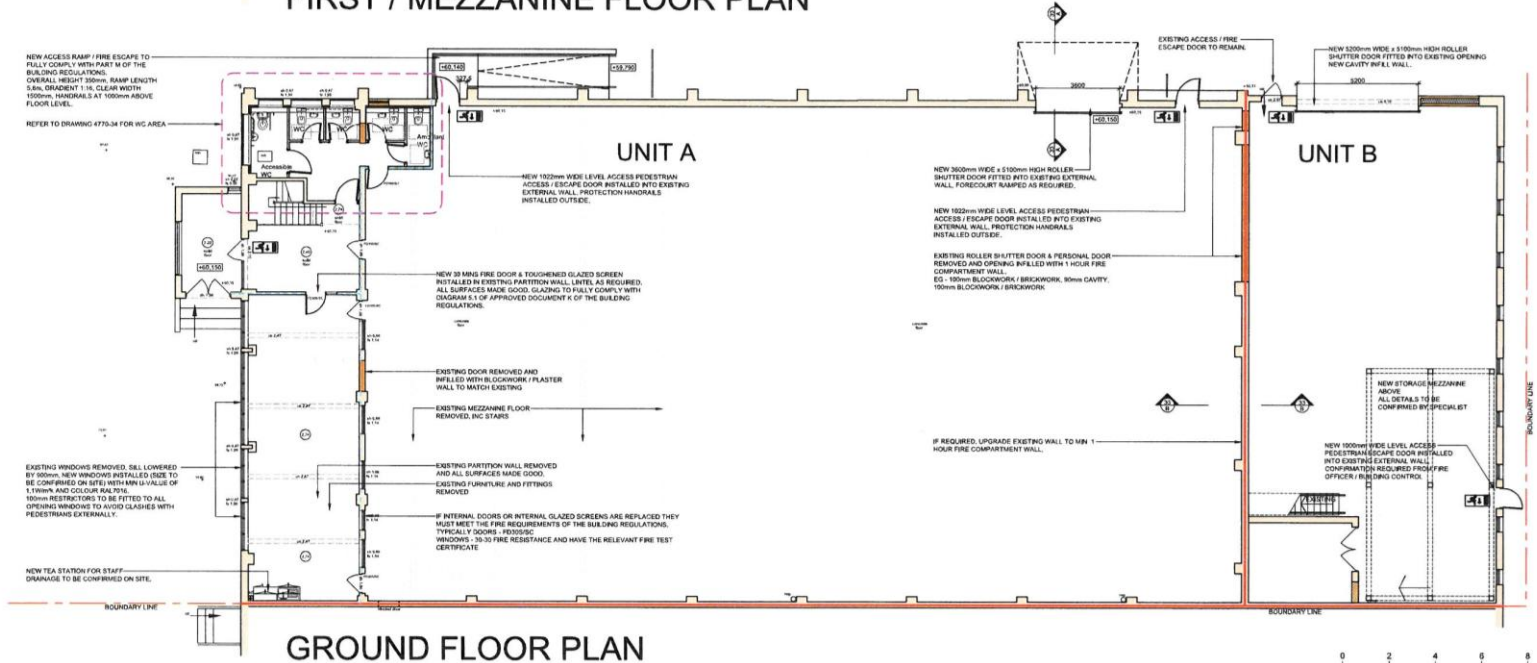




Floor Plans



FIRST / MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN