



Wareing & Company
Commercial Property Experts

TO LET

Modern
detached office/
warehouse unit
within secure
gated grounds.



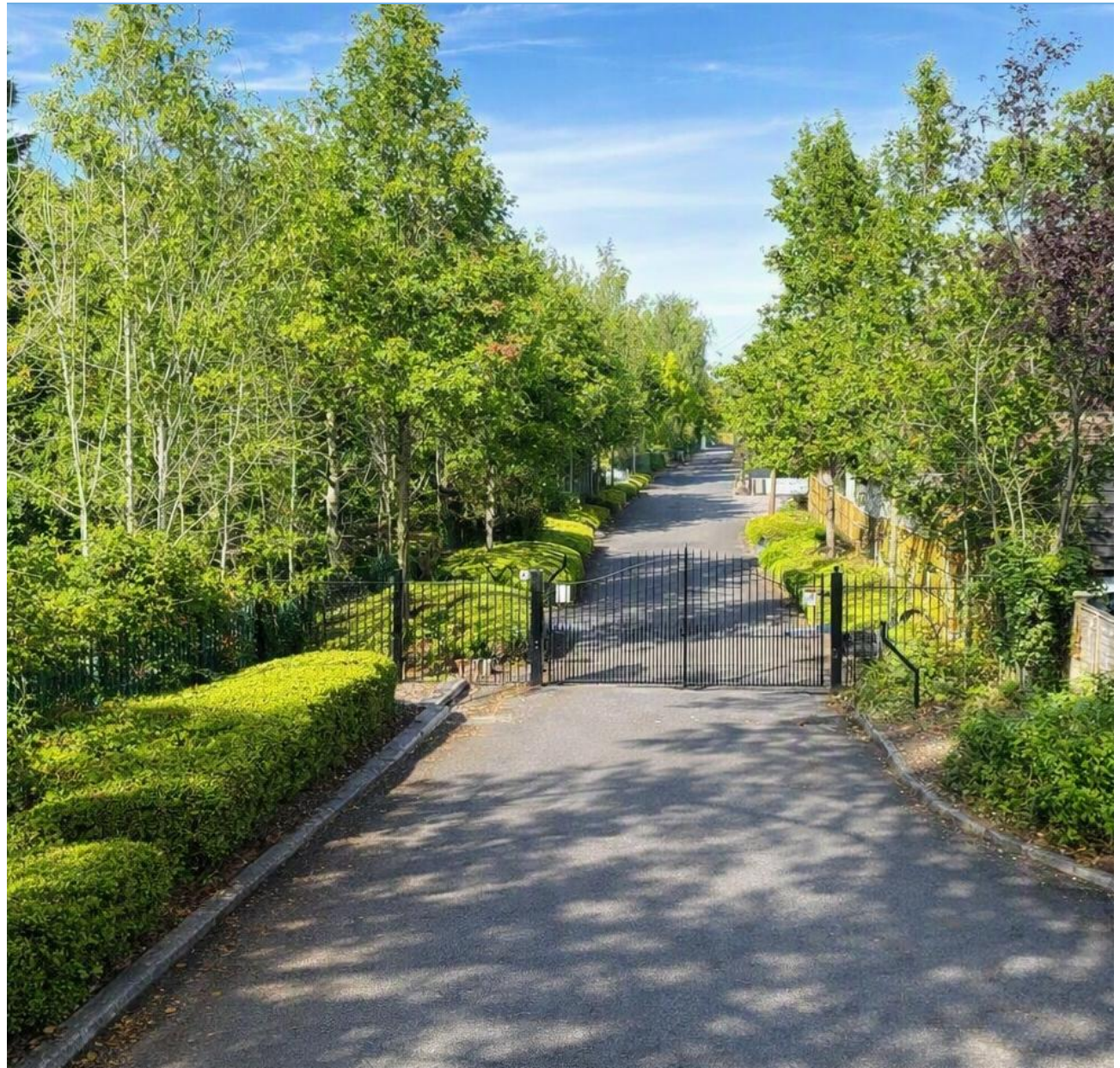
Unit 1, The Sidings, Station Works, Claverdon, CV35 8PE

3,711 sq ft (345 Sq m)
Rent **£40,821 p.a.** ex. VAT



Property Highlights

- » Available Immediately on New Lease
 - » Modern Office/Light Industrial Unit set within secure gated commercial development
 - » Excellent Parking Provision
 - » Great Location next to Claverdon station and close to J15 M40
 - » Suitable for a wide range of User Class E
 - » Unit 2 Available in addition to
 - » EPC – C71
-



Location

A shared private access road from Station Road leads directly to the development's secure entrance gates, providing simple and efficient access suitable for office users and light-industrial occupiers.

The site is positioned around 0.5 miles west of Claverdon Village Centre and within close walking distance of Claverdon Railway Station, offering convenient rail connections for staff and visitors.

Claverdon benefits from strong regional connectivity, lying 6 miles from Warwick, 8 miles from Stratford-upon-Avon and 3 miles from Henley-in-Arden. Junction 15 of the M40 is approximately 5 miles away, giving rapid access to the wider motorway network.

The property sits within a semi-rural environment of open countryside and nearby residential dwellings, providing a quieter and more spacious commercial setting while maintaining excellent transport links.



Stations

Leamington	25 min
Warwick	21 min
Claverdon	5 min



Roads

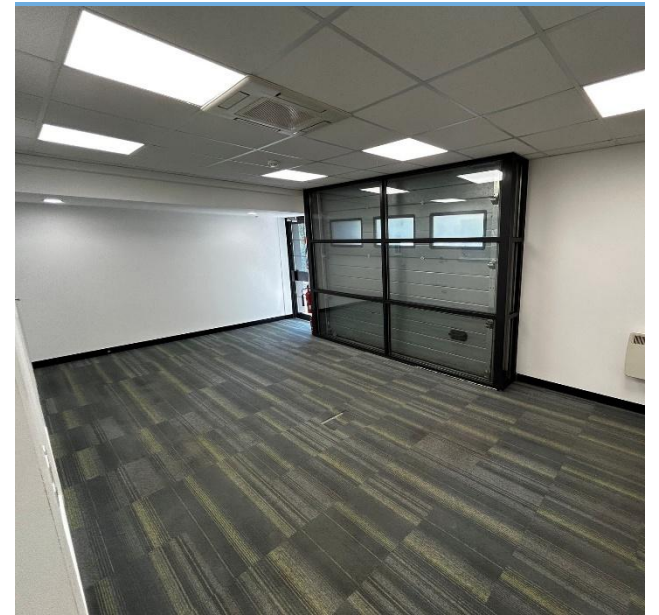
M40 Jct 15	5 miles
A46	4 miles
M42	8 Miles



Airports

Birmingham	13 miles
Heathrow	85 miles
East Mids	35 miles





Description

Unit 1 forms part of Station Works, a modern development of three detached business units Constructed 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 incorporating 4-5 individual offices which are air conditioned, Kitchen, WC's and Shower facility. On the mezzanine, there is a meeting room and further storage facility.

The property benefits from a variety of LED Lighting, Double glazes windows to all elevations and a mixture of carpet tile and painted concrete floor coverings.

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





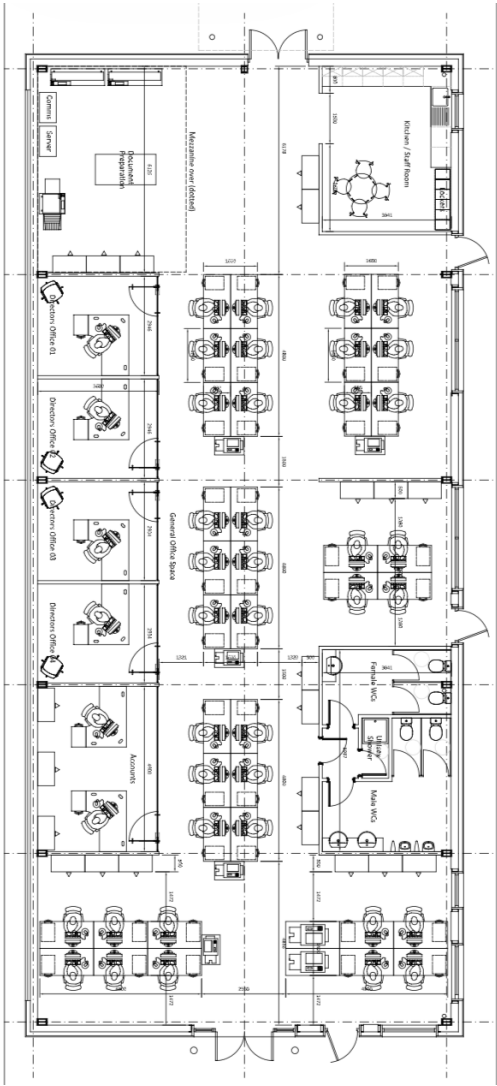
Accommodation

Space	sq ft	sq m
Ground	3,411	316.89
Mezzanine	300	27.87
Total	3,711	345

In addition, there is a generous parking provision on site.

Unit 2, The Sidings

In addition to Unit 1, Unit 2 The Sidings is also available. This property comprises a detached warehouse property totaling 3,756 Sq Ft (349 Sq M) along with parking and rear yard area. Quoting rent: £41,316 Pax.





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Services

We understand that mains electricity and water 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. Heating is provided via air conditioning units to cellular offices and LPG is available on site.

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 District Council Planning Department on 01789 267575.

EPC

C71 - A copy can be made available upon request

Business Rates

Rateable Value: £37,000

Rates Payable: £16,000

Service Charge

An estate Service charge will be levied to contribute towards the maintenance and upkeep of the gates and grounds. This is currently estimated to be £2,900 PAX

Lease Terms

The property is available on a new full repairing and insuring lease for a term to be agreed,.

Quoting rent: £40,821 per annum exclusive of Business rates and all other outgoings.

The property is 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.



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