Wareing & Company
Commercial Property Experts

TO LET (MAY SELL)

Newly refurbished commercial building.



Unit E, 10 Welton Road, Wedgnock Industrial Estate, Warwick, CV34 5PZ

7200 sq ft (668.9m²)
Rent ex. VAT **£ 80,000 p.a.**

Property Highlights

- Generous parking provision
- Large open floor plates
- Suitable for a wide range of Class E Occupiers
- Lift access across all 3 floors
- Electric loading door or fully glazed dependant on tenant preference
- Prime Midlands Location



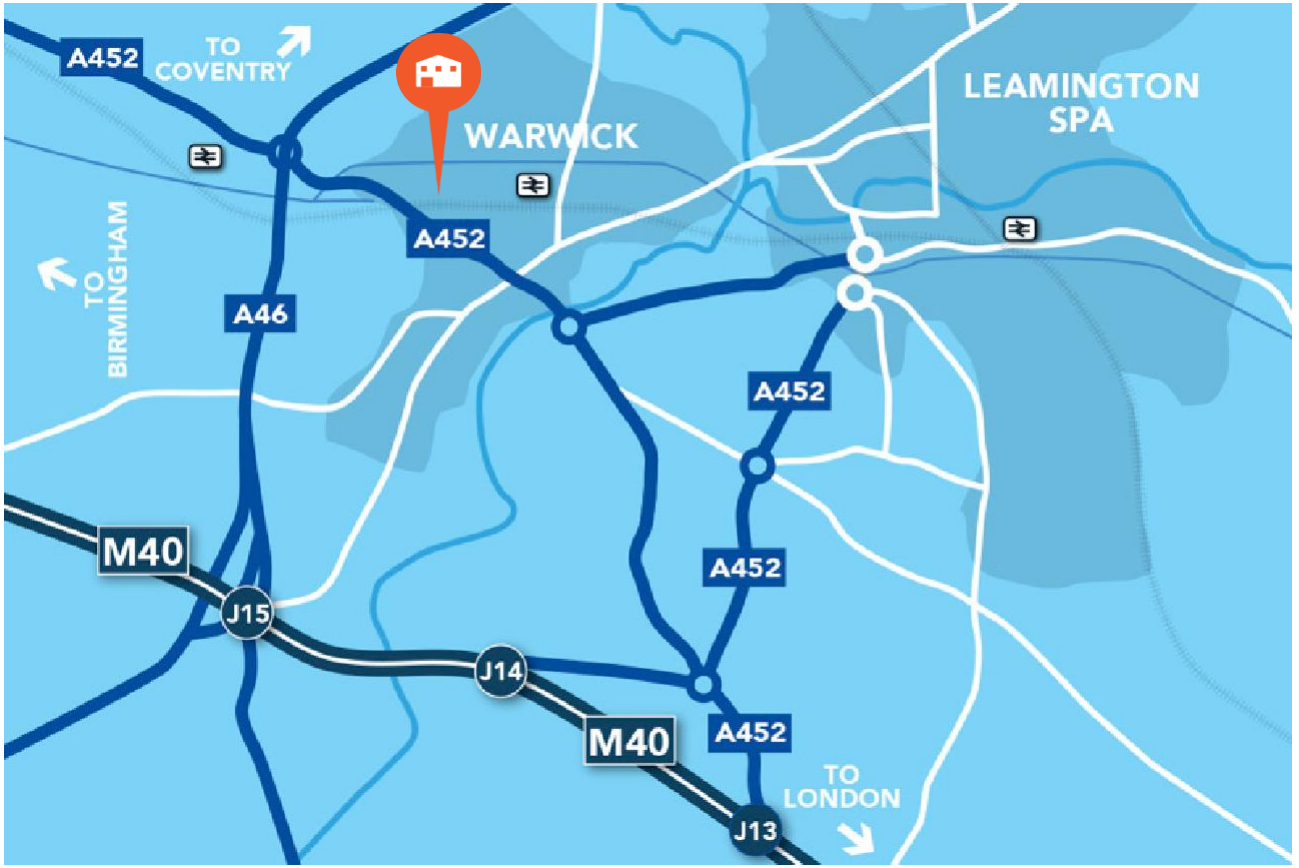
For illustration purposes only

Location

The subject property is situated on the well-established Wedgnock Industrial Estate. It is located at the end of Welton Road, accessed from Rothwell Road which, in turn, leads to Wedgnock 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. .











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Description

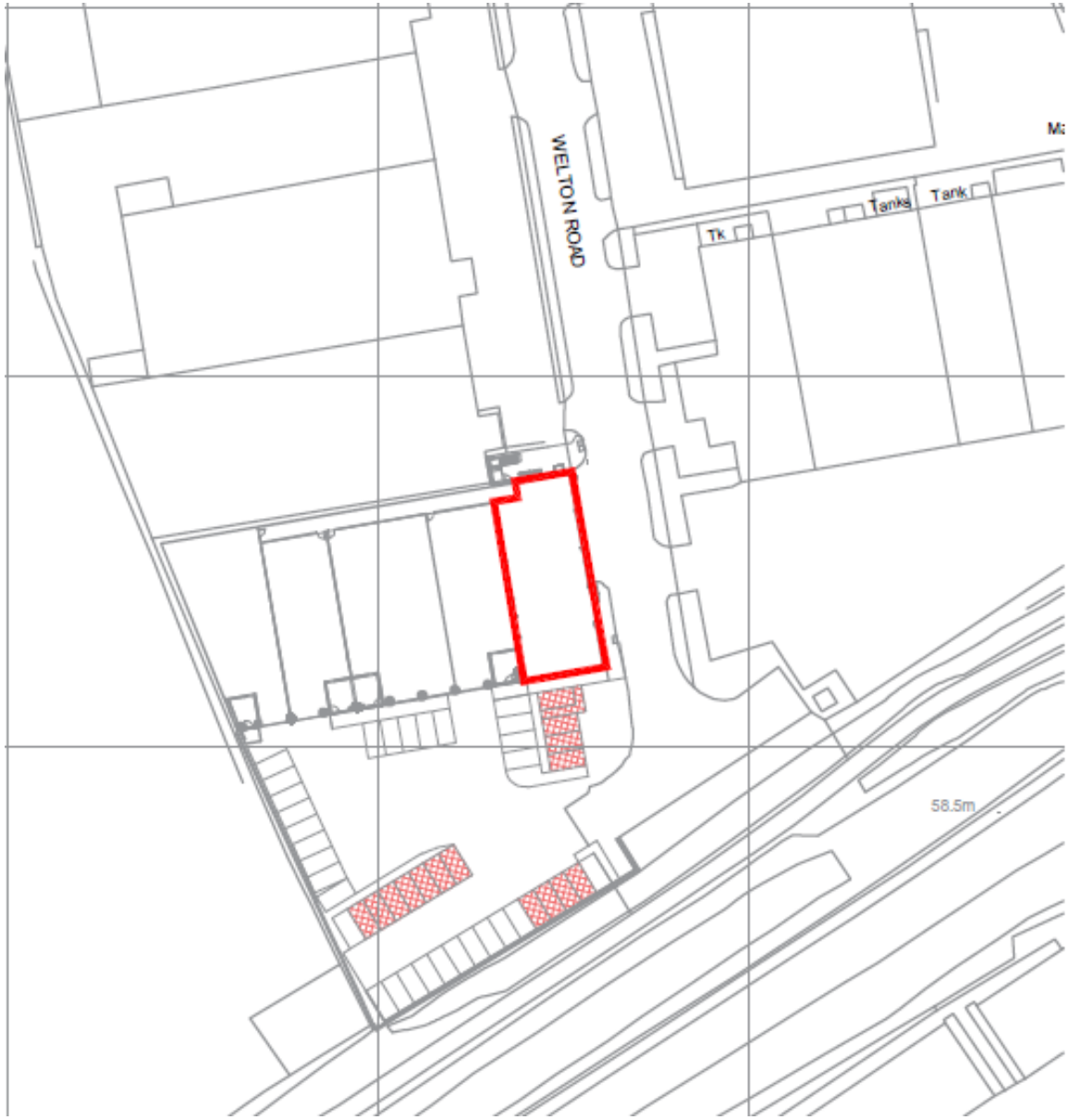
A rare opportunity to acquire a newly refurbished commercial building. The development will comprise a terrace of 3 warehouse/commercial buildings. This building will comprise a 3-storey modern commercial building arranged over basement, ground and first floors with newly clad elevations to rear and side profile and potential for discussions as to partially clad incorporating roller shutter front elevation or fully glazed.

Internally the property will be finished to a 'white box specification'.

The property has an excellent parking provision.

Accommodation

Space	sq ft	sq m
Ground Floor	2,750	255.4
First Floor	2,250	209
Basement	2,200	206.2
Total	7,200	668.9





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RICS

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 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 Warwick District Council Planning Department on 01926 456760.

EPC

To Follow

Business Rates

To be reassessed.

Service Charge

There will be an estate service charge levied to contribute towards the upkeep and maintenance of the common areas.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £80,000 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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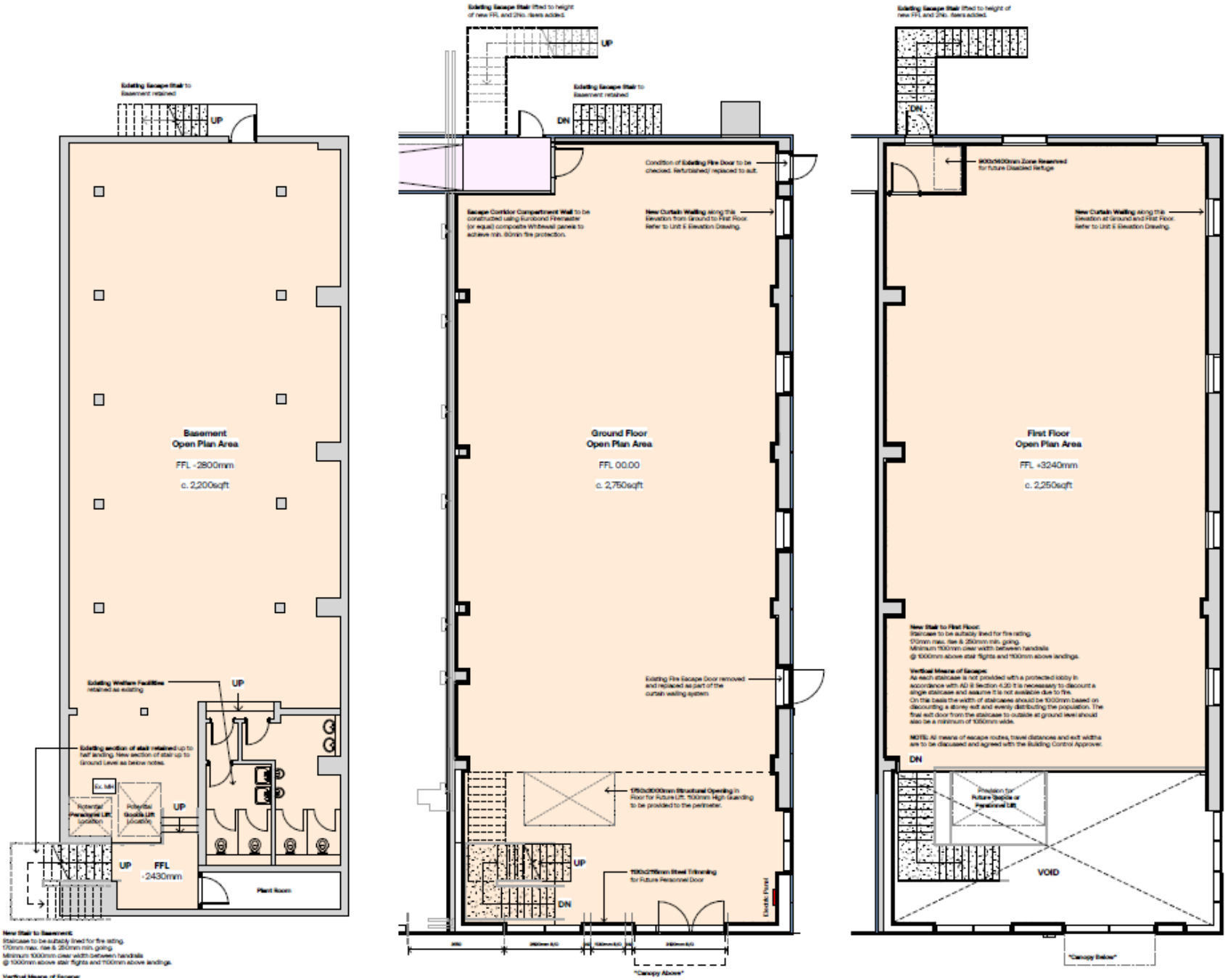
Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.


Existing Escape Stair to Basement retained
UP
Basement
Open Plan Area
FFL -2800mm
c. 2,200sqft
Existing Welfare Facilities retained as existing
Existing section of stair retained up to half landing. New section of stair up to Ground Level as below notes.
Ex. Lift
Potential Passenger Lift Location
Potential Goods Lift Location
FFL
-2430mm
Plant Room
New Stair to Basement:
Staircase to be suitably lined for fire rating.
170mm max. rise & 250mm min. going.
Minimum 1000mm clear width between handrails
@ 1000mm above stair flights and 1100mm above landings.
Existing Escape Stair lifted to height of new FFL and 2No. risers added.
Existing Escape Stair to Basement retained
DN
Condition of Existing Fire Door to be checked. Refurbished/ replaced to suit.
Escape Corridor Compartment Wall to be constructed using Eurobond Firemaster (or equal) composite Whitewall panels to achieve min. 60min fire protection.
New Curtain Walling along this Elevation from Ground to First Floor. Refer to Unit 6 Elevation Drawing.
Ground Floor
Open Plan Area
FFL 00.00
c. 2,750sqft
Existing Fire Escape Door removed and replaced as part of the curtain walling system
1950x3000mm Structural Opening in Floor for Future Lift. 1100mm High Guarding to be provided to the perimeter.
1100x2750mm Steel Trimming for Future Personnel Door
Electric Point
"Canopy Above"
Existing Escape Stair lifted to height of new FFL and 2No. risers added.
DN
900x1400mm Zone Reserved for future Disabled Refuge
New Curtain Walling along this Elevation at Ground and First Floor. Refer to Unit 6 Elevation Drawing.
First Floor
Open Plan Area
FFL +3240mm
c. 2,250sqft
New Stair to First Floor:
Staircase to be suitably lined for fire rating.
170mm max. rise & 250mm min. going.
Minimum 1100mm clear width between handrails
@ 1000mm above stair flights and 1100mm above landings.
Vertical Means of Escape:
As each staircase is not provided with a protected lobby in accordance with AD B Section 4.20 it is necessary to discount a single staircase and assume it is not available due to fire.
On the basis the width of staircases should be 1000mm based on discounting a storey exit and evenly distributing the population. The final exit door from the staircase to outside at ground level should also be a minimum of 1050mm wide.
NOTE: All means of escape routes, travel distances and exit widths are to be discussed and agreed with the Building Control Approver.
DN
Provision for Future Dumbwaiter or Passenger Lift
VOID
"Canopy Below"