

To Let

The Studios, Welton Rd

Warwick • CV34 5PZ

- New refurbished commercial units
- Arranged over Ground floor and basement.
- Available 2026.
- Great Location, close to A46, Warwick Parkway Station and Warwick Town Centre.
- Suitable for a variety of uses.
- Accommodation Available:
Approx. 2,500- 5,000 sq ft

Rent On Application



Location

The subject properties are situated on the well-established Wedgnock Industrial Estate.

They are located at the end of Welton Road, accessed from Rothwell Road which, in turn, leads to Wedgnock Lane.

They are 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 North West of the site and Central London 98 miles South.

The properties are 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 properties are within walking distance of The Cape of Good Hope Public House and the Co-Operative food store situated on Cape Road.





Description

The subject property comprises 2 x modern commercial units which are currently undergoing refurbishment.

The units are arranged over Ground floor and basement level and can either be taken individually or as one 5,000 Sq Ft unit.

Externally there will be a good parking provision made available and potential for yard area.

Internally the units will be fitted to shell with concrete flooring and new external cladding system.

Schedule of Areas

Floor	Size Sq. Ft.	Total Sq Ft
Unit 1	Ground 1,500 Basement 1,000	2,500
Unit 2	Ground 1,500 Basement 1,000	2,500
Total		5,000

Services

Mains electricity, water and drainage will be brought to the unit ready for connection.

Planning

The property will have 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.

Rates

Rateable Value 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 leasehold on a new effective Full Repairing and Insuring lease at a rent to be confirmed

Service Charge

The landlord will levy a service charge which the tenant will contribute a fair proportion towards. This will be to cover the maintenance and upkeep of any common and external areas.

EPC

To follow.

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

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

www.wareingandcompany.co.uk

