



Wareing & Company
Commercial Property Experts

TO LET

End of terrace
Warehouse unit
with full first floor
mezzanine.



Unit C2, Wedgnock Industrial Estate, Harris Rd, Warwick
CV34 5JU

2,744 sq ft (254.92m²)
Rent ex. VAT **£23,000 p.a.**



Property Highlights

- » Highly accessible position within Wedgnock Industrial Estate
 - » Excellent access to A46 and M40 providing fast regional connectivity to Coventry, Leamington Spa, Birmingham, and the wider Midlands
 - » Close proximity to Warwick town centre offering convenient access to amenities, services, and local labour supply
 - » Five parking spaces
 - » Ideal for occupiers who require industrial use with ample office space
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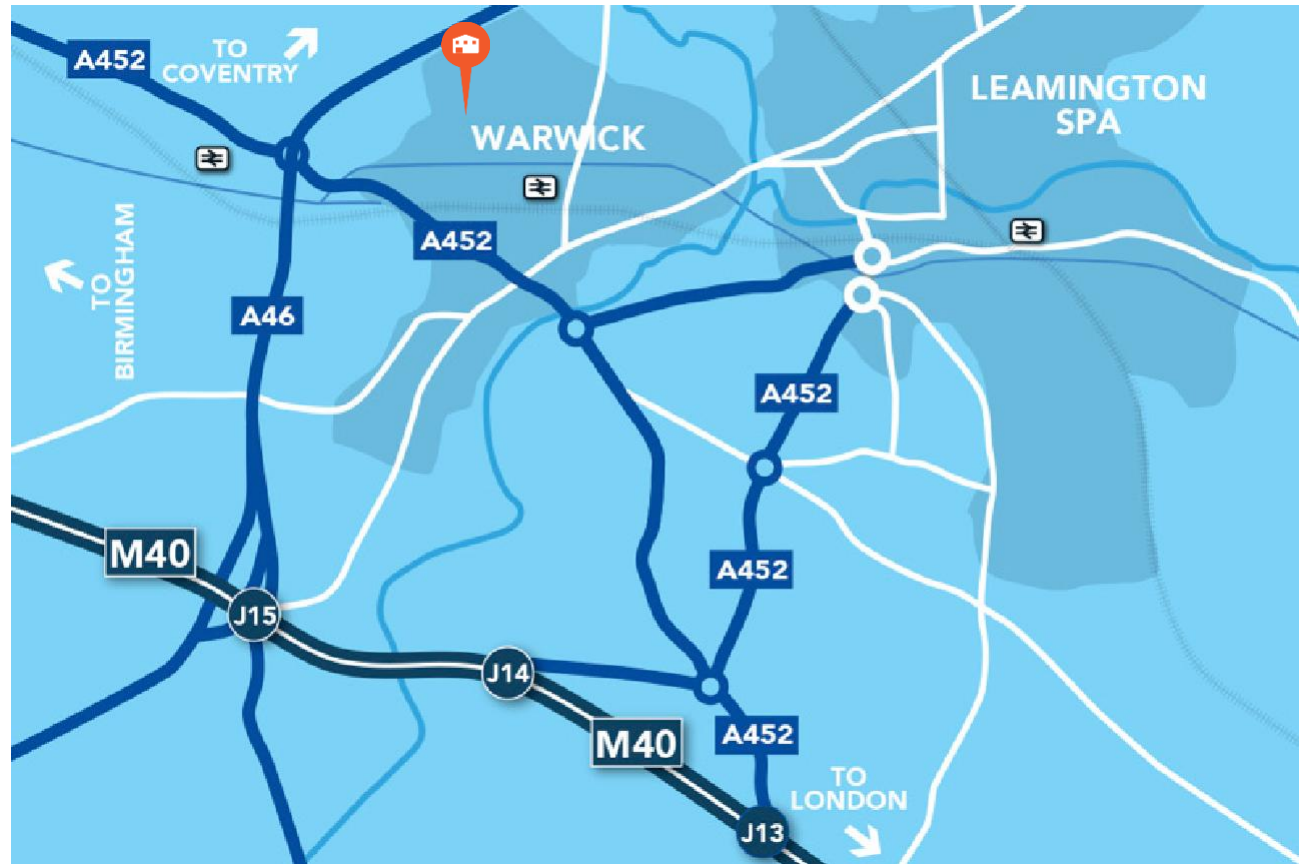


Location

Wedgnoek Estate offers strong regional connectivity, positioned close to the A46 and within easy reach of Junctions 15 and 16 of the M40, providing direct links to Birmingham, Coventry, and the wider Midlands. Warwick and Leamington Spa railway stations are both a short drive away, offering regular services to London Marylebone and Birmingham.

Warwick town centre sits just a short distance from Wedgnoek Estate,. the area is home to an excellent mix of independent retailers, cafes, and essential services, all set against the backdrop of Warwick's renowned heritage landmarks. Its strong amenity base and welcoming environment make it a practical and attractive destination for staff, clients, and visitors.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.



Description

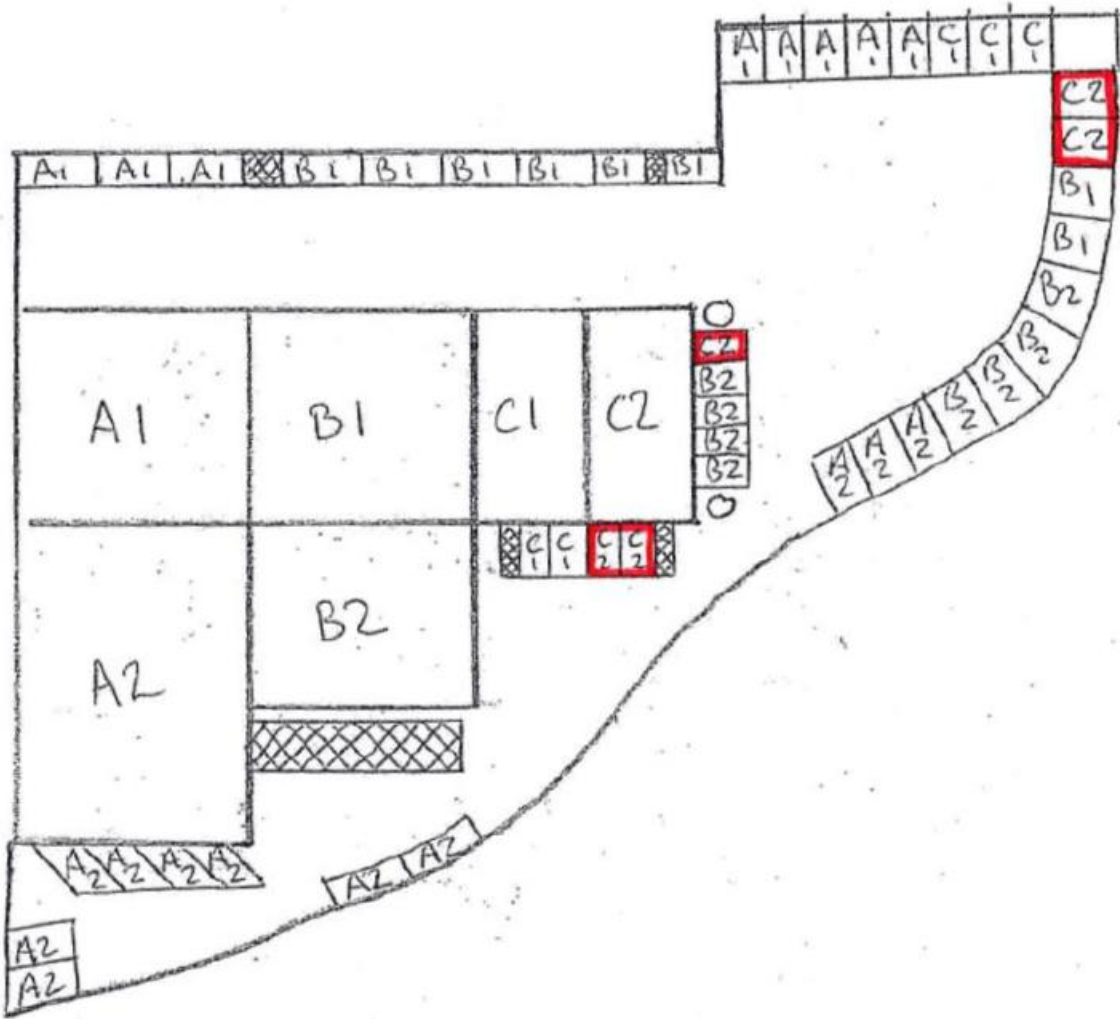
The property comprises an end of terrace warehouse unit which is of steel portal frame construction with profile clad elevations and roof.

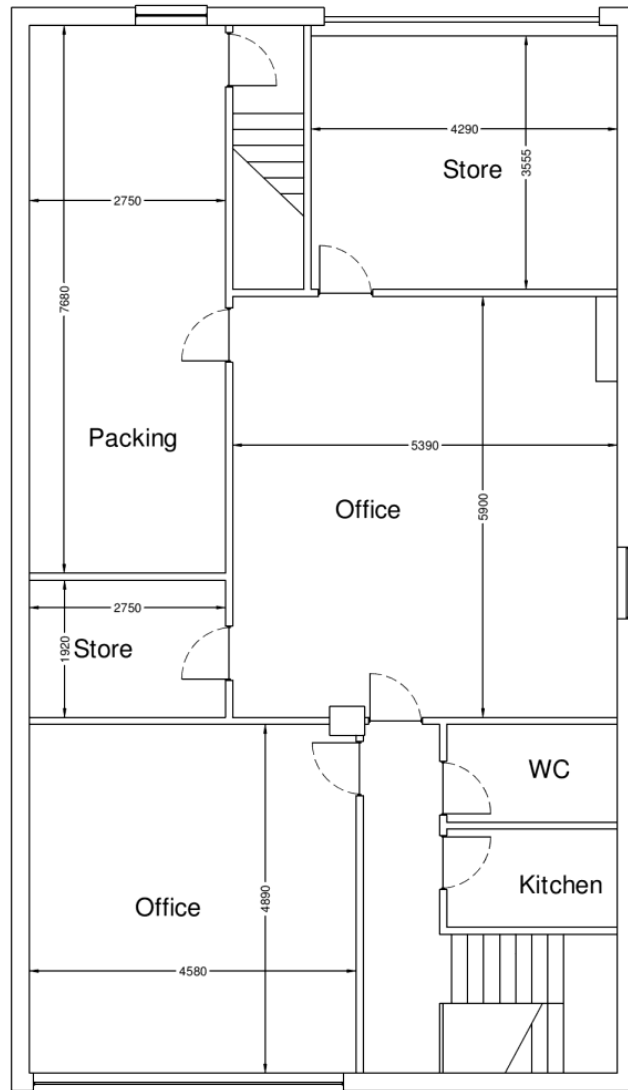
On the ground floor, a loading area (accessed via roller shutter doors) with storage space, staff changing area & WC.

The first floor comprises of 2 x large open offices, WC, tea-point and further stores.

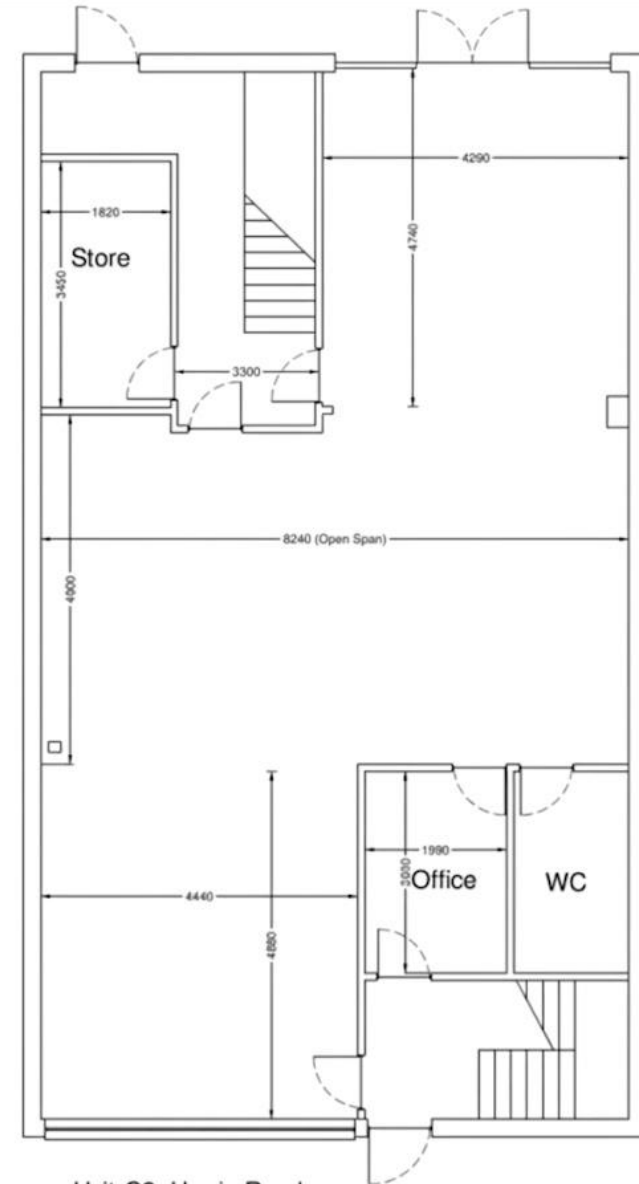
Accommodation

Space	sq ft	sq m
Ground floor	1,362	126.50
First floor	1,382	128.40
Total	2,744	254.92





Unit C2, Harris Road
First Floor



Unit C2, Harris Road
Ground Floor





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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 456 760.

EPC

E120 - A copy can be made available upon request.

Business Rates

Rateable Value: £22,750 (2026 List)

Rates Payable: £9,828 per annum

Service Charge

Information upon request.

Lease Terms

The property is available by way of a new lease for a term to be agreed at £23,000 Per Annum excl. VAT and all other outgoings.

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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