

TO LET

Unit 2 Hiron Way

Budbrooke Road Industrial Estate
Warwick • CV34 5WP

- High quality industrial / warehouse unit.
- Available immediately by way of Assignment or New Lease
- Excellent location 3 miles from Junction 15 of M40 Motorway.
- Eaves height 5.75m.
- Front loading yard and car parking.
- Accommodation Available:
2,755 Sq. Ft. (255.95 Sq. M.)

£45,000 pa



Location:

The property is located on Hiron Way, at the heart of the established Budbrooke Industrial Estate, just 1 mile west of Warwick town centre.

This strategic position provides:

- Immediate access to Budbrooke Road and the A46 Warwick Bypass
- Junction 15 of the M40 within 3 miles, linking directly to the Midlands motorway network
- Fast road connections to Birmingham, Coventry, and Stratford-upon-Avon (within 30 minutes)
- London in under 2 hours via the M40

Rail Connectivity

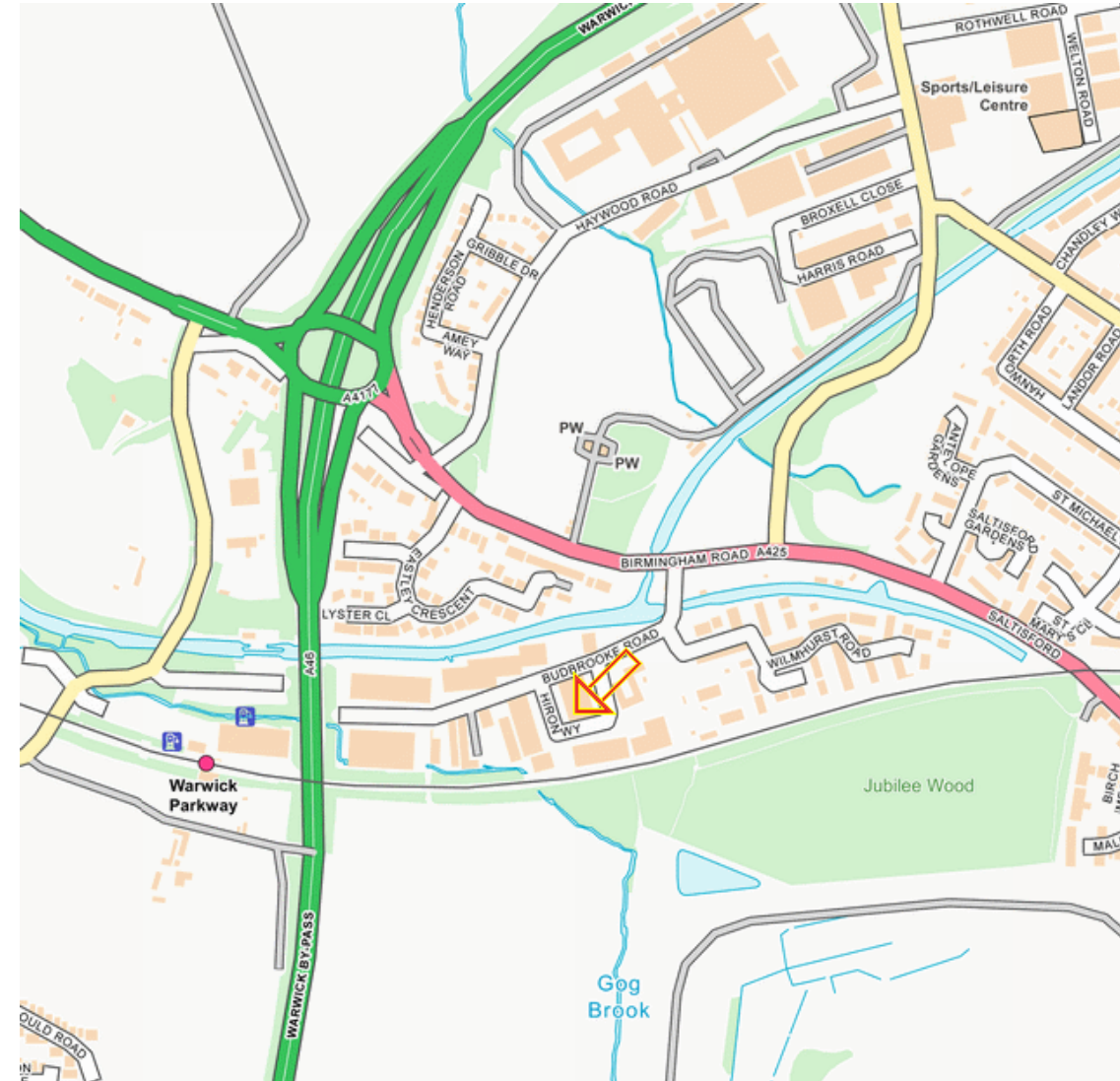
- Warwick Parkway (0.3 miles): Direct trains to Birmingham & London Marylebone
- Warwick Station (1 mile): Strong regional & national services

Local Environment

Budbrooke Industrial Estate is home to a vibrant mix of light industrial, warehousing, and logistics occupiers, supported by excellent infrastructure. Local amenities include retail, food outlets, healthcare services, and fuel stations, with further business and leisure facilities in Warwick and Leamington Spa.

Estate Benefits

- Well-established industrial and commercial hub
- Ample on-site parking & secure service yards
- Reliable utility connections





Key Features

- › 3 Phase Power
- › Gas Supply
- › Popular Industrial Estate
- › 2 minutes from the A46
- › 5 minutes from the M40
- › Immediately Available
- › Suitable for Classes E and B8

Accommodation:

Area	Sq Ft	Sq M
Warehouse	2,448	227.42
Reception & WC's	142	13.19
Office	165	15.33
Total	2,755	255.94

Description:

Unit 2 is a high-quality mid-terrace warehouse unit situated on the well-established Budbrooke Industrial Estate, a modern multi-let development constructed around 1995.

Built of steel portal frame construction, the property offers versatile industrial accommodation with excellent access and facilities.

The unit provides a 4.5m manual up-and-over loading door, separate pedestrian access leading into a reception area, and a small office suite with kitchenette and two WCs.

Internally, the warehouse benefits from a 5.7m eaves height, three-phase power, gas, water, and double glazing.

Externally, the property features a generous loading forecourt and yard, together with dedicated car parking for 10 vehicles.

In summary, Unit 2 offers:

- 5.7m eaves height
- Roller shutter loading access
- Reception, office, kitchenette & WC facilities
- All mains services connected
- Dedicated yard and 10 car parking spaces

Services

We understand that all mains water, gas, electricity and drainage services are connected to the site 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 Unit 2 Hiron Way has the benefit of planning permission for User Class E purposes (Light Industrial / Warehousing). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £22,000
Rates Payable: £10,978 per annum

Estate Service Charge

There is a service charge in place to cover communal maintenance. The figure for the current year is £992.43 per annum.

Tenure

Available by way of a new lease on terms to be agreed.

EPC

C66 - A copy can be made available upon request.

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.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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