

TO LET

Units 9-11 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.
- 30 car parking spaces.
- Accommodation Available:

16,700 Sq. Ft. (1,551.47 Sq. M.)



Location

The property is situated on Hiron Way within the established Budbrooke Industrial Estate, approximately 1 mile west of Warwick town centre. This strategic location offers excellent connectivity, with immediate access to Budbrooke Road and the A46 Warwick Bypass, which links directly to Junction 15 of the M40 within approximately 3 miles. This provides fast and convenient access to the Midlands motorway network, with Birmingham, Coventry, and Stratford-upon-Avon all within a 30-minute drive, and London reachable in under 2 hours via the M40.

Warwick Parkway railway station lies just 0.3 miles away, offering regular direct services to Birmingham and London Marylebone, while Warwick mainline station is within a mile, ensuring strong regional and national rail connectivity for staff and logistics purposes.

The surrounding area is a well-established industrial and commercial hub, home to a range of light industrial, warehousing, and logistics occupiers. Local amenities are readily accessible, including retail, food outlets, healthcare, and service stations, with further business and leisure amenities available in nearby Warwick and Leamington Spa. The estate also benefits from reliable utility connections, ample on-site parking, and secure service yards, making it ideally suited for a range of industrial uses.





Description

The property comprises a terrace of three interconnected industrial/warehouse units, now forming a single, self-contained facility of steel portal frame construction. Originally constructed as three separate units, the internal dividing walls have since been removed to provide a flexible and open-plan layout suitable for a variety of industrial or warehousing operations.

The unit benefits from three full-height roller shutter loading doors to the front elevation, each providing direct access to a dedicated service yard. Internally, there are integrated office and welfare facilities in each unit, with Unit 9 having been substantially enhanced to include extended office accommodation across ground and first floors, offering approximately 1,400 sq ft of high-quality workspace.

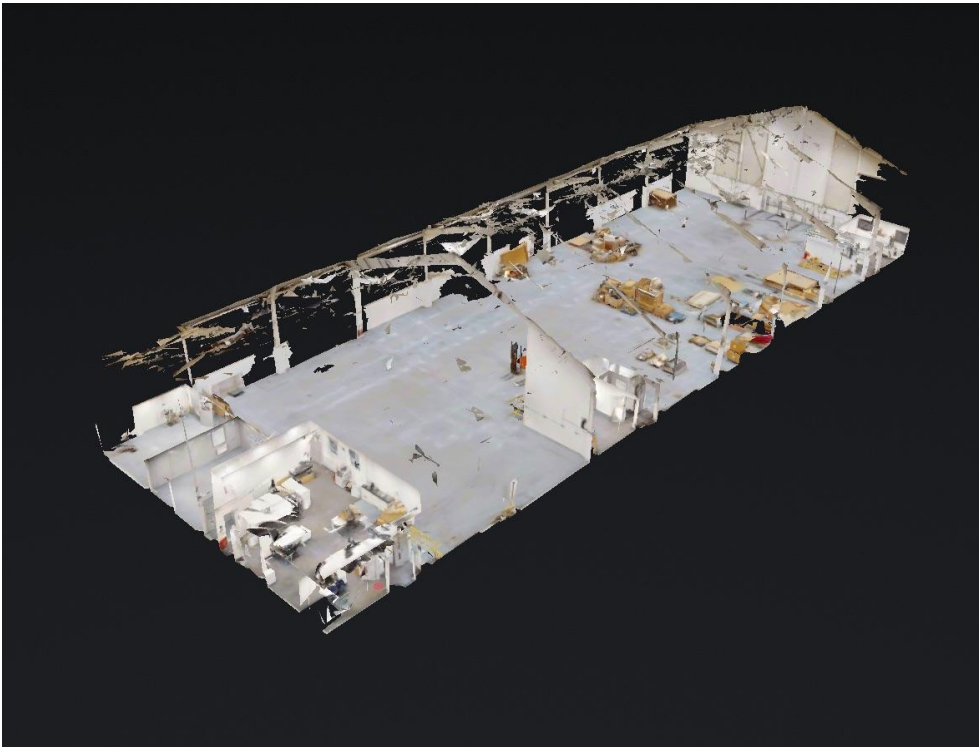
The building provides a generous internal eaves height of 5.75m to the underside of the haunch, suitable for racking and mezzanine installation if required. Externally, the site benefits from a total of 30 allocated car parking spaces and is secured with comprehensive CCTV coverage.

Accommodation:

Floor	Size (Sq Ft)	Size (Sq m)
Ground	15,990	1,485.51
First	710	65.96
Total	16,700	1,551.47

Link to Virtual Tour:

<https://my.matterport.com/show/?m=y1PrUPyKr3d>



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 Units 9-11 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: £114,000 (April 2023)
Rates Payable: £62,244 per annum

Estate Service Charge

An estate Service charge will be levied to contribute towards the maintenance and upkeep of the common areas. This is currently thought to be £5,708 Per Annum excl.

In addition the annual buildings insurance premium will be recharged and this is thought to be: £6,289.36 Per Annum excl.

Tenure

The units are available by way of a lease assignment of an existing lease that runs until 12th June 2027 at a fixed rental of £161,150 Per Annum excl.

Alternatively, the units are available by way of a new Full repairing and insuring lease for a term to be negotiated at a quoting rent of £254,675 Per Annum excl.

Figures quoted in rent and service charge will be subject to VAT.

EPC

D86 - 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:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan M Blood MRICS

T 01926 430700 • M 07736 809963

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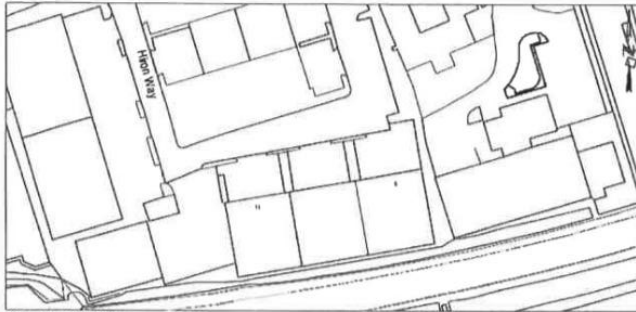


Wareing & Company

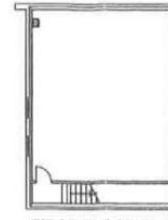
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





LOCATION PLAN
SCALE 1 : 1250

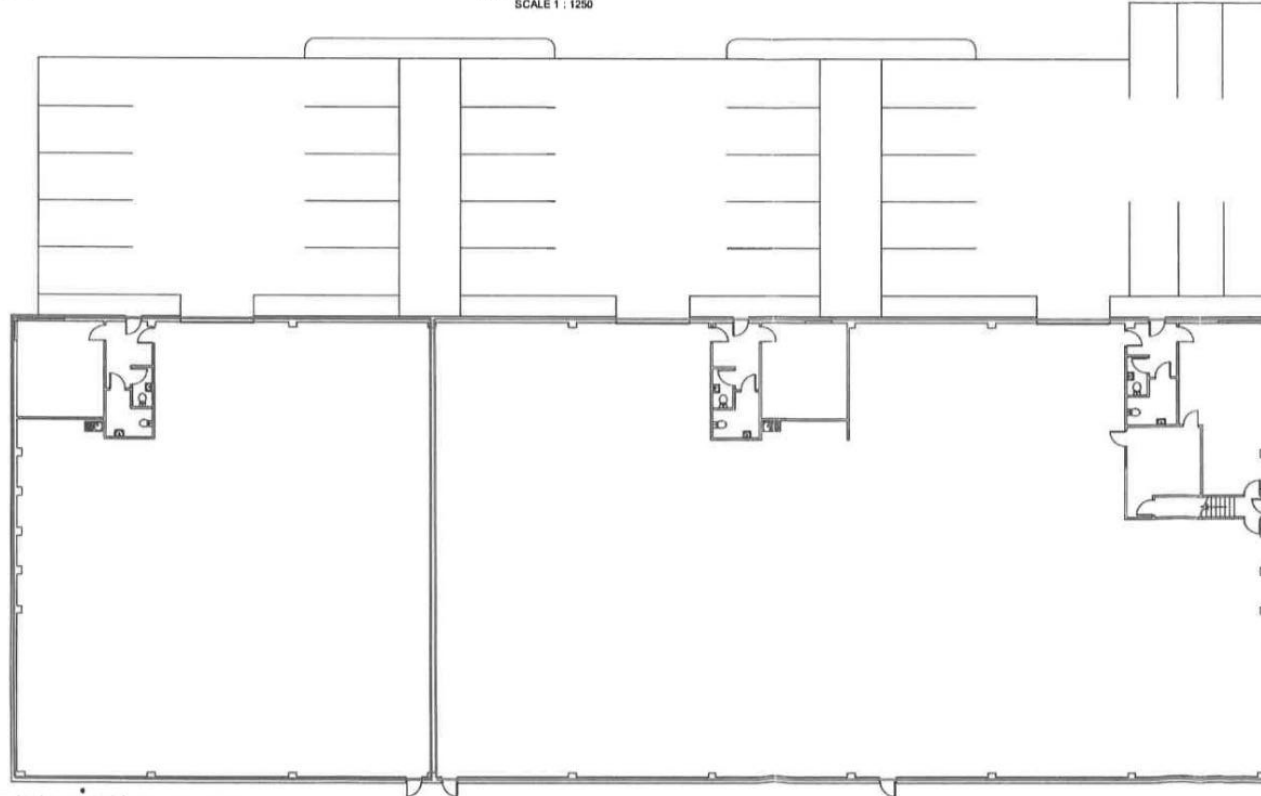


FIRST FLOOR PLAN

Permitted Part Plan



R. Blair
12TH JUNE 2017



PLEASE NOTE - TO BE PRINTED 'ACTUAL SIZE' NOT ENLARGE OR SHRINK TO FIT

Lease Plan

Units 9-11 Hiron Way
Budbrooke Road
Industrial Estate
Warwick CV34 5WP

Scale: For the plan to be in scale, the above
scale bar must measure correct, e.g. 5
centimeters when printed.

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ST	ST	December 2016	

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