

# TO LET

## Unit 10

Budbrooke Road Industrial Estate  
Warwick • CV34 5XH

- End of terrace industrial / warehouse unit.
- Available immediately by way of Assignment or New Lease.
- Excellent location 3 miles from Junction 15 of M40 Motorway.
- Eaves height 5m.
- Approx. 9 car parking spaces.
- Accommodation Available: **6,205 Sq. Ft. (576.49 Sq. M.)**



Wareing & Company

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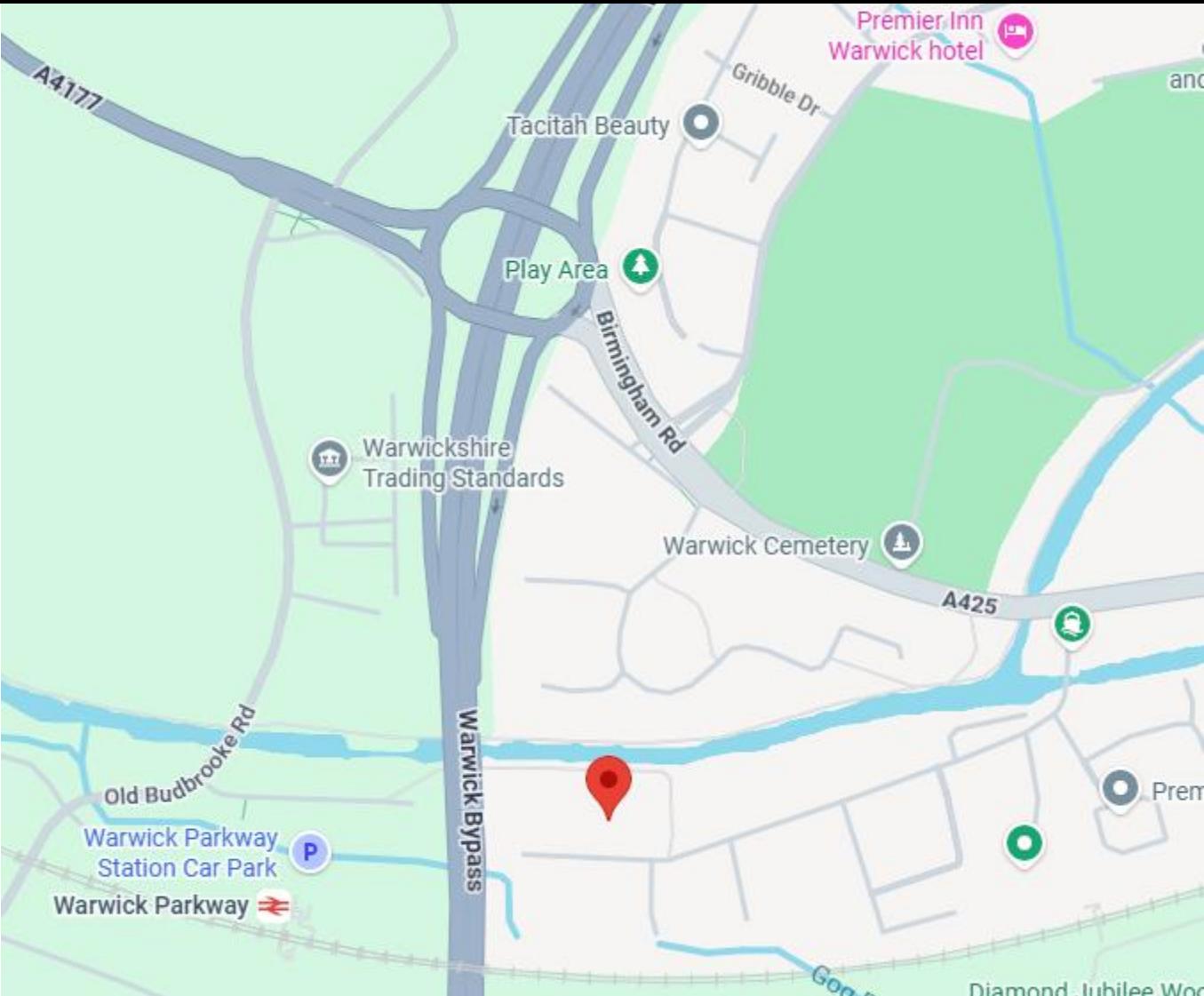
## Location

The property is situated on 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 is thought to have been constructed in the 1980's and comprises an end-of-terrace industrial / warehouse unit.

The building is of steel portal frame construction with an approximate eaves height of 5.0m, rising to 6m at the apex. External elevations are of blockwork and brickwork construction with profile cladding to the upper elevations and roof.

Internally, the unit benefits from:

- Two-storey office accommodation
- WC facilities
- Mezzanine storage deck incorporating a kitchen
- Incorporated glazing
- Manually operated roller shutter loading door
- Warehouse lighting

Externally, there is parking for c. 9 cars plus loading area.

## Accommodation:

Floor	Size (Sq Ft)	Size (Sq m)
Ground floor warehouse	4,926	457.64
Mezz	1,025	95.24
First Floor Office	254	23.61
<b>Total</b>	<b>6,205</b>	<b>576.49</b>



## 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 the unit 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: £45,250  
Rates Payable: £25,113.75 per annum

## EPC

D86 - A copy can be made available upon request.

## Tenure

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

£68,310 Per Annum excl.

## VAT

All figures quoted are exclusive of VAT which is Not applicable on this transaction.

## 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:

Jonathan M Blood MRICS

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E [Jonathan.blood@wareingandcompany.co.uk](mailto:Jonathan.blood@wareingandcompany.co.uk)



## Wareing & Company

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