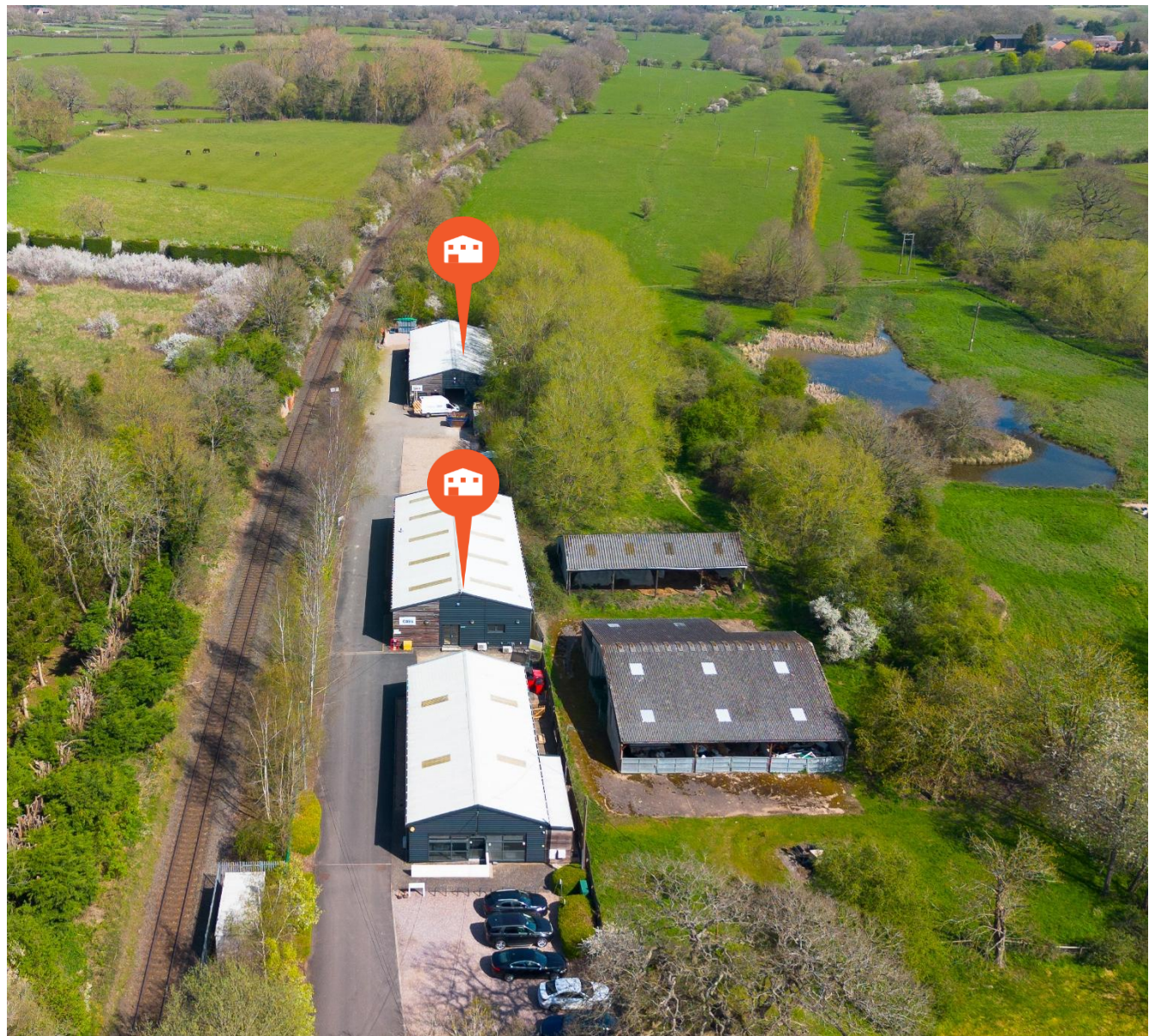




Wareing & Company
Commercial Property Experts

TO LET

Modern
detached
industrial / office
units within
secure gated
grounds.



Unit 1 & 2, The Sidings, Station Works, Claverdon, CV35 8PE

Unit 1: 3,711 sq ft (345 sqm)

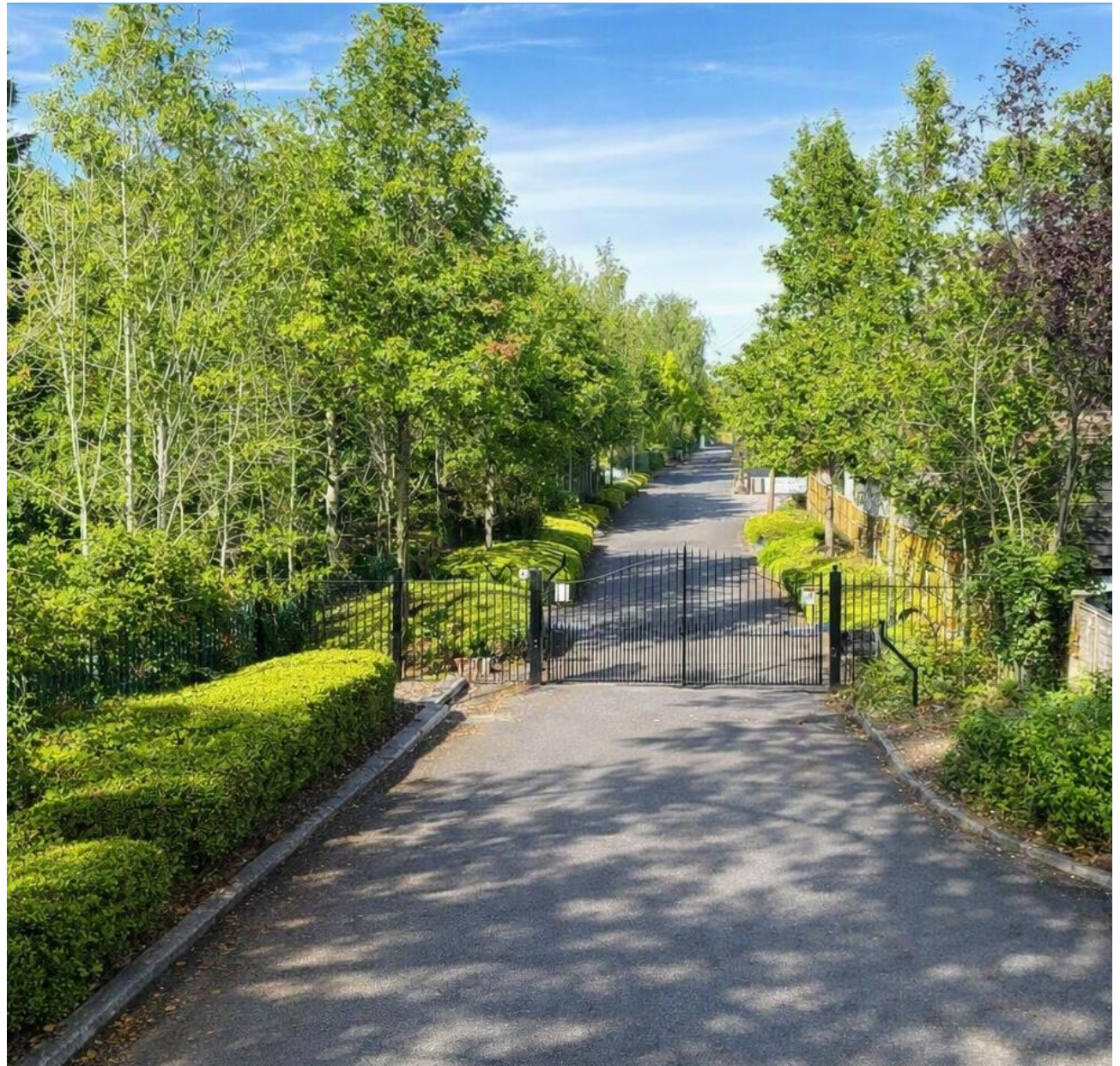
Unit 2: 3,756 sq ft (349 sqm)

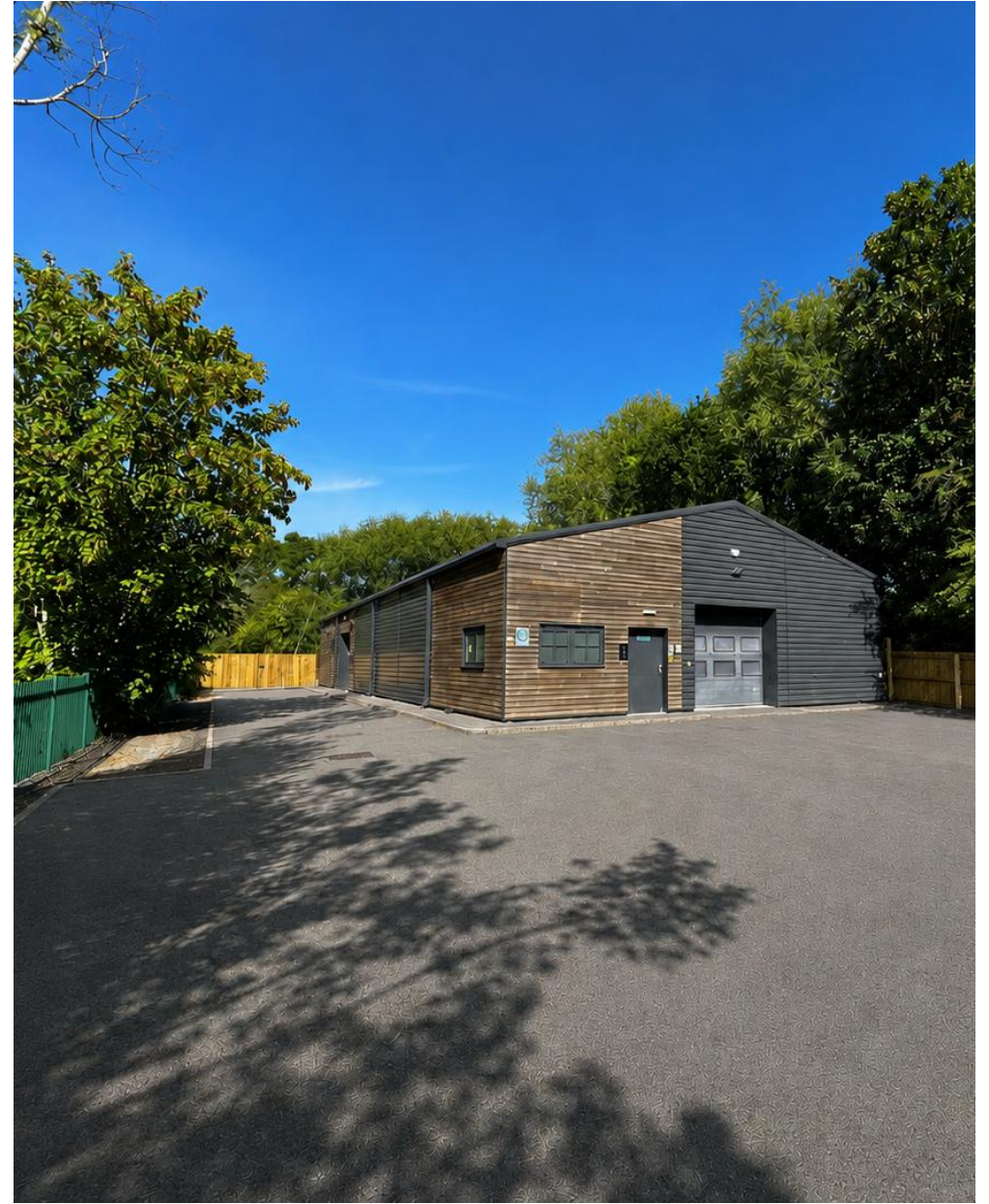
Rent ex. VAT **£ 40,821 - £82,137 p.a.**



Property Highlights

- » Available Immediately on New Leases
- » Modern Office/Light Industrial Units set within secure gated commercial development
- » Excellent Parking Provision
- » Great Location next to Claverdon station and close to J15 M40
- » Suitable for a wide range of User Class E
- » EPC – C71





Location

The property is accessed via a shared private access road leading from Station Road, which in turn provides direct access to the development entrance gates.

The site is located approximately 0.5 miles west of Claverdon Village Centre and lies within close proximity to Claverdon Railway Station, offering convenient transport connections.

Claverdon is situated approximately 6 miles west of Warwick, 8 miles north of Stratford-upon-Avon, and 3 miles east of Henley-in-Arden. The site benefits from good strategic connectivity, being located around 5 miles from Junction 15 of the M40 Motorway, providing onward access to the wider regional and national road network.

The property is set within a predominantly rural environment, characterised by nearby residential dwellings, open countryside, and surrounding farmland, contributing to the site's semi-rural character and setting.



Stations

Leamington	25 min
Warwick	21 min
Claverdon	5 min



Roads

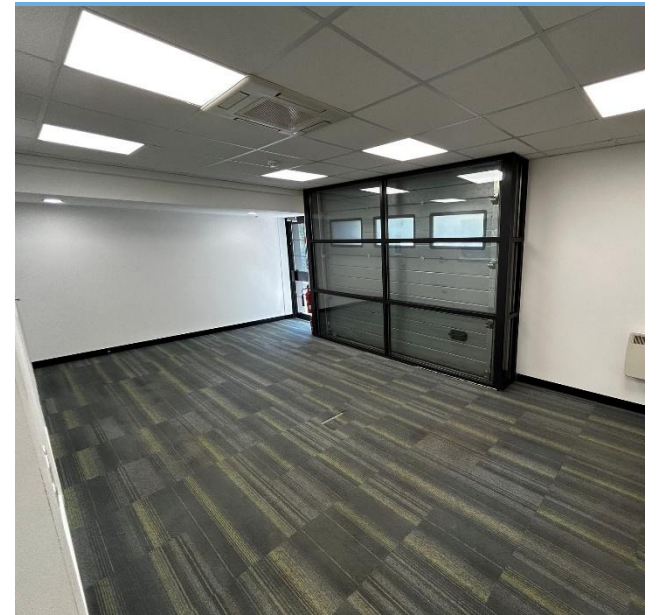
M40 Jct 15	5 miles
A46	4 miles
M42	8 Miles



Airports

Birmingham	13 miles
Heathrow	85 miles
East Mids	35 miles







Description

Units 1 & 2 forms part of Station Works, a modern development of three detached business units built in the late 2000s. The site benefits from secure gated access, well-kept grounds and an excellent position beside Claverdon Railway Station, offering strong links to Warwick, Stratford-upon-Avon and the wider Midlands.

The units are of contemporary construction with profile metal and timber cladding, glazed elevations, and electrically operated roller-shutter doors. Roofs incorporate translucent roof lights, providing good natural light throughout.

Unit 1 is currently fitted out as a modern office unit incorporating 4-5 individual offices which are air conditioned, Kitchen, WC's and Shower facility. On the mezzanine, there is a meeting room and further storage facility.

Unit 2 provides a clear-span warehouse/industrial unit with excellent loading access and a rear yard, ideal for storage, trade or light industrial operations.

Accommodation

Space	sq ft	sq m
Unit 1	3,711	345
Unit 2	3,756	349
Total	7,467	694







Wareing & Company



Services

We understand that mains electricity and water 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.

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 Stratford District Council Planning Department on 01789 267575.

EPC

C71 - A copy can be made available upon request

Business Rates

Unit 1

Rateable Value: £37,000

Rates Payable: £16,000

Unit 2

Rateable Value: £34,500

Rates Payable: £15,249

Service Charge

An estate Service charge will be levied to contribute towards the maintenance and upkeep of the gates and grounds. This is currently estimated to be £2,900 PAX

Lease Terms

The property is available on a new full repairing and insuring lease for a term to be agreed,.

Quoting ren Unit 1: £40,821 per annum exclusive of Business rates and all other outgoings.

Quoting ren Unit 2: £41,316 per annum exclusive of Business rates and all other outgoings.

The properties are elected for VAT purposes.

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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