



Units 1 & 2, 41 Millers Road, Warwick, CV34 5AE

INDUSTRIAL/WAREHOUSE UNITS

Summary

Tenure	To Let
Available Size	2,133 to 4,787 sq ft / 198.16 to 444.73 sq m
Rent	Rent on application
Rateable Value	£33,750 April 2023
EPC Rating	D (86)

Key Points

- Prominently located on Millers Road
- Good access to A46 (less than 1 mile)
- Adjacent to Warwick Hospital
- Can be let separately

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Location

The property is prominently situated on Millers Road in the Cape area of Warwick. Warwick Hospital is directly opposite and Warwick Town Centre is circa ½ a mile to the north west. The property is reasonably close in proximity to Warwick Railway Station and there are also excellent bus links on Millers Road. The unit also benefits from good access to the A46, being less than 1 mile distant, which in turn gives access to the greater motorway network.

Description

The units are of steel portal frame construction with part breezeblock and insulated steel sheeting to the eaves. The properties are covered by insulated steel sheet roofs with inset roof lights.

Unit 1 - This unit provides open warehouse/workshop space. To the rear of the property is a small store and to the side elevation are WC facilities.

Unit 2 - This unit provides WC and welfare facilities on the ground floor. There is a mezzanine which is part used as office and as storage currently.

Each unit is lit by a combination of fluorescent and LED lighting. Both units have roller shutter door access directly off Millers Road. Externally there is parking to the front of the units.

The units can be let separately.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 1	2,133	198.16
Unit 2	2,209	205.22
Unit 2 Mezzanine	445	41.34
Total	4,787	444.72

Rent

Upon application.

Tenure

The units are available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

VAT

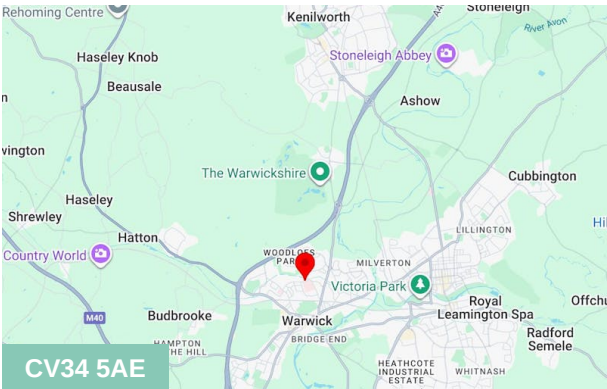
VAT may be applicable.

Legal Fees

Each party to be responsible for their own legal fees in any transaction.

Anti Money Laundering

In order to satisfy our legal requirements to HMRC, Holt Commercial will be required to ensure that we verify the source of funds. In line with HMRC regulations we may require background and personal identity information.



Viewing & Further Information



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