



Unit 2, 41 Millers Road, Warwick, CV34 5AE INDUSTRIAL/WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	2,654 sq ft / 246.56 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	D (86)

Key Points

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

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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

Unit 2 is of steel portal frame construction with part breezeblock and insulated steel sheeting to the eaves. The property is covered by insulated steel sheet roofs with inset roof lights.

The unit provides WC and welfare facilities on the ground floor. There is a mezzanine which is part used as office and as storage currently. It is lit by a combination of fluorescent and LED lighting and also has roller shutter door access directly off Millers Road. Externally there is parking to the front of the unit.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 2	2,209	205.22
Unit 2 Mezzanine	445	41.34
Total	2,654	246.56

Rent

Upon application.

Tenure

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

VAT

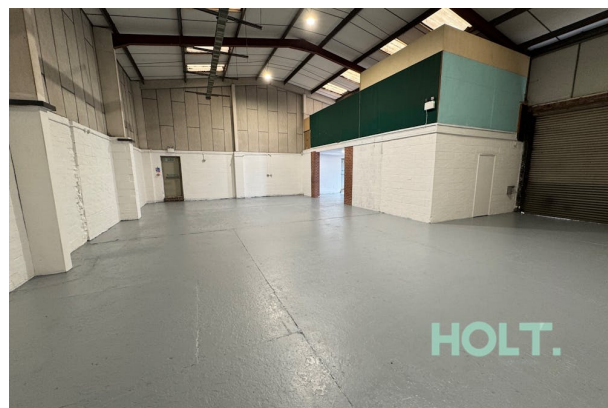
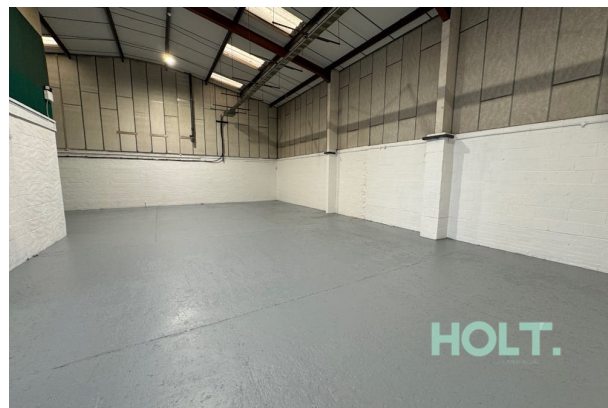
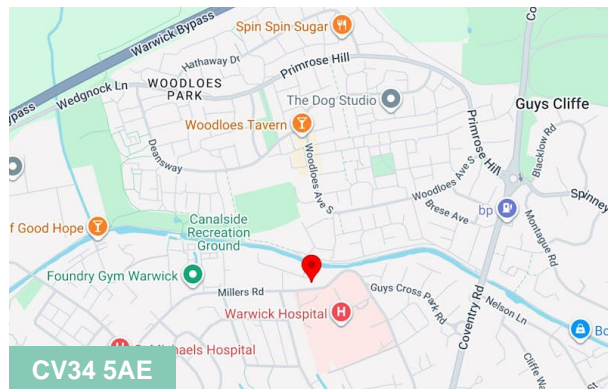
VAT may be applicable.

Anti Money Laundering

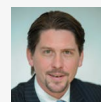
In order to satisfy our legal requirements to HMRC, Holt Commercial will be required to ensure that we verify the source of funds. In line with HMRC regulations we may require background and personal identity information.

Legal Fees

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



Viewing & Further Information



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