



Budbrooke Industrial Estate, Budbrooke Road, Warwick, CV34 5XH

TO LET - Refurbished - Industrial / Warehouse / Trade Counter Premises in Warwick

Summary

Tenure	To Let
Available Size	4,945 sq ft / 459.41 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Newly refurbished premises
- 5.75m eaves height
- Dedicated car parking
- 3 phase power supply
- Excellent access to A46 and Warwick Town Centre
- Warwick Parkway Train Station a short walk
- Available immediately

Description

TO LET - Budbrooke Industrial Estate, Warwick

Location

The property is located in the heart of the established Budbrooke Industrial Estate, just 1 mile west of Warwick town centre.

This strategic position provides:

- Immediate access to Budbrooke Road and the A46 Warwick Bypass
- Junction 15 of the M40 within 3 miles, linking directly to the Midlands motorway network
- Fast road connections to Birmingham, Coventry, and Stratford-upon-Avon (within 30 minutes)
- London in under 2 hours via the M40

Rail Connectivity

- Warwick Parkway (0.3 miles): Direct trains to Birmingham & London Marylebone
- Warwick Station (1 mile): Strong regional & national services

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5A	4,945	459.41	Available
Unit - 5B	4,945	459.41	Available
Unit - 3	3,939	365.95	Available
Total	13,829	1,284.77	

Viewings

Please contact BOX4 Real Estate on 0121 769 0444



Viewing & Further Information

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