



9/10 Scar Bank, Millers Road, Warwick, CV34 5DB FREEHOLD INDUSTRIAL PREMISES

Summary

Tenure	For Sale
Available Size	4,157 sq ft / 386.20 sq m
Price	£375,000
Rateable Value	£22,000 From 1 April 2026
EPC Rating	Upon enquiry

Key Points

- Freehold opportunity in Warwick
- Good access to A46 and the wider motorway networks
- Loading area and car parking areas
- Less than 0.2 miles distant to Warwick Hospital

Location

The property is located on Scar Bank Industrial Estate which is located circa 0.5 miles to the north of Warwick Town Centre. It is adjacent to the A46 Warwick Bypass which leads to J15 of the M40 circa 2 miles to the south and Coventry circa 10 miles to the north.

Warwick is an affluent county town situated between Stratford upon Avon and Royal Leamington Spa, approximately 20 miles south east of Birmingham and approximately 97 miles North West of London. Rail services to London Marylebone are available approximately 1 hour 20 minutes journey time.

Description

The property comprises a semi-detached steel portal frame industrial unit with brick elevations to the front and concrete panel cladding to the side and rear elevations with a rear mono pitch roof extension.

Internally the unit has lighting provided by a mixture of LED and mounted fluorescent strips, WC and kitchen facilities as well as two small offices formed from concrete blocks and further internal store/work area structures created at the rear.

Externally there is a small yard type area to the rear and a loading area to the front. There is also a good sized car parking area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse, Rear Store and Office/Studio Areas	4,157	386.20
Total	4,157	386.20

Price

£375,000 Subject to Contract.

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 Costs

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



Viewing & Further Information



Edward Jenkinson

024 7655 5180 | 07935 317329

ed@holtcommercial.co.uk





