

For Sale / To Let

Taylor Group House

Wedgnoek Lane • Warwick • CV34 5YA

- Possession available December 2023.
- Accommodation Available:

**Site Area: 0.903 Acre
(0.37 Hectare)**

**Floor Area 22,224 sq ft
(2064.68 sqm)**



Location

The property is located approximately 1 mile north of Warwick Town Centre fronting Wedgcock Lane on the Wedgcock Industrial Estate at its junction with Haywood Road. It is to the south of the former IBM campus and adjacent to the company Headquarters of MCS Construction and adjacent to other occupiers such as Schenck and Trust Pet Foods. On the opposite side of Wedgcock Lane is the Volvo Truck & Bus offices, and Maxi Haulage facility is a short distance away. The property has direct road access to the A46 Warwick Bypass and thereby to Junction 15 of the M40, the A45, M1, M45 and M6.

Description

The property comprises 2 industrial / warehouse buildings with a 2 storey brick built office pod at the front of the first building, side vehicular access to a rear yard area to a separate second detached building at the rear of the site.

The front office entrance comprises a ground floor entrance hall with burglar alarm, fire alarm, reception office, 4 further offices and internal staircase to first floor offices which are partitioned to form a number of rooms.

Ground floor and first floor Gross Internal Areas are 1,162 sq ft each.

Warehouse 1 has an eaves height to the underside of haunch of 10 ft (3.04m) with overall dimensions of 68 ft 9 in x 108 ft (20.96m x 32.96m) comprising a single portal frame with fluorescent strip lights hanging from the steels, ducted heating system with a floor mounted gas fired boiler, roller door to the front elevation and roller door to the side elevation.

The space is divided by brick-built stores including works WC, 2 storerooms, work office.

The second warehouse area comprises 144 ft x 69 ft (44m x 21m) of a similar portal frame construction with clad and insulated roof, fluorescent strip lights, roller door to the side with external canopy (5 metre width) and a further roller door. There are further workshop rooms, office and canteen / Ladies and Gents toilets.

The separate rear building is L shaped, 36 ft 9 in x 51 ft + 27.6 x 25.5 (11.19m x 15.54m + 8.428m x 7.7m) with a height to underside of haunch of 27 ft 9 in (8.45m), roller door, overhead lighting, overhead gas blower and works WC.

Total floor Area therefore, comprises:-

Front Building: 17,330 sq ft (1,610 sqm) plus 2 offices (1,162 sq ft each)

Rear Building: 2,570 sq ft (238.76 sqm)

With there being an external yard area adjacent to Building 2 with hardstanding for HGVs, 8 car parking spaces at the rear of the building and a further tarmac drive, and car parking for 11 cars at the front of the building.





General Information

All mains services are either connected or available for connection to the property. No testing of the services have been carried out and interested parties are advised to carry out their own investigations.

Rating Assessment

The property is assessed for rating purposes as follows:-

Rateable Value £132,000 (1st April 2023)

Rates Payable £67,584 per annum

Planning

It is considered the premises are suitable for Class E use under the Town & Country Planning Use Classes Order for a mixture of B1(a), B1(c) and B8 uses under the former Town & Country Planning Use Classes Order.

EPC

The premises have an EPC rating of 'E' – Certificate can be made available.

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.

Tenure

The property is available freehold or leasehold.

Price

Offers in the region of **£2M for the freehold interest.**

Rent

A rental of **£155,000 per annum (exclusive)** on the basis of a 10 year full repairing and insuring lease.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

William J Wareing FRICS

T 01926 430700 • M 07715 001018

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Jonathan M Blood MRICS

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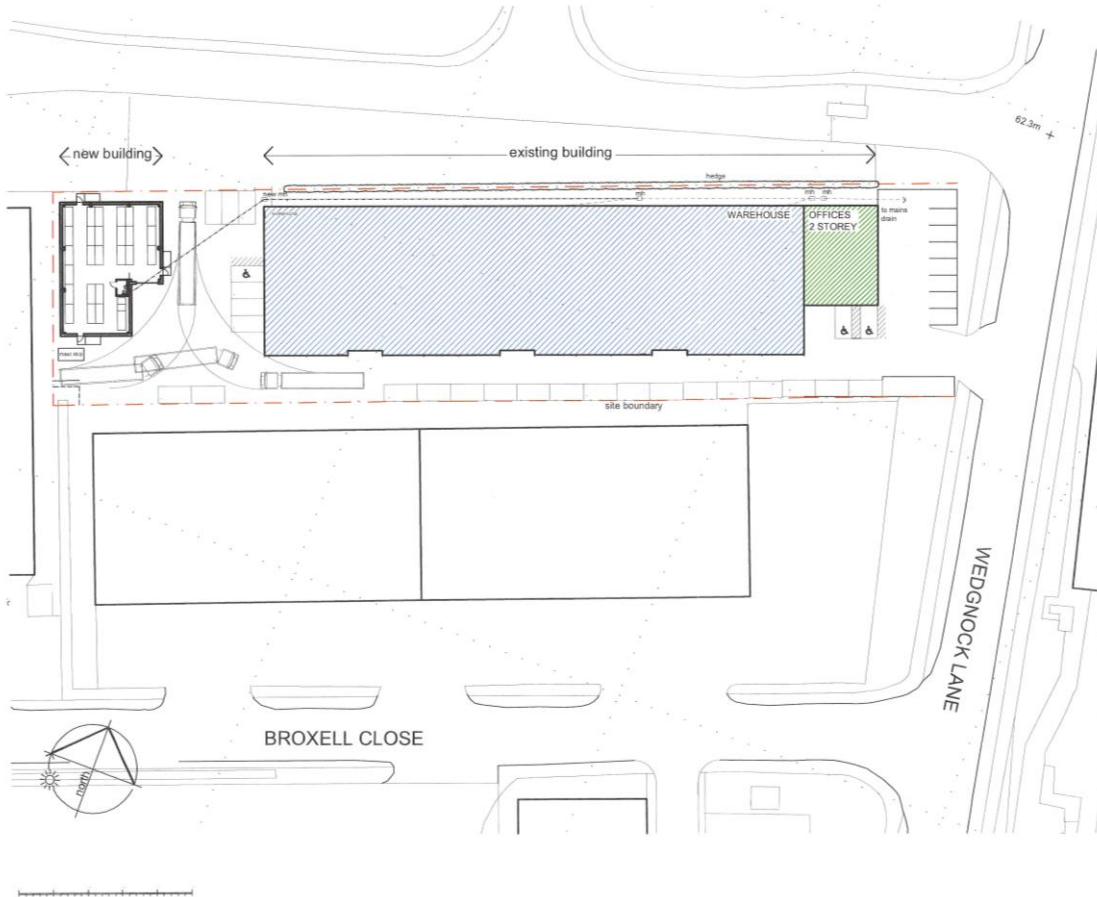
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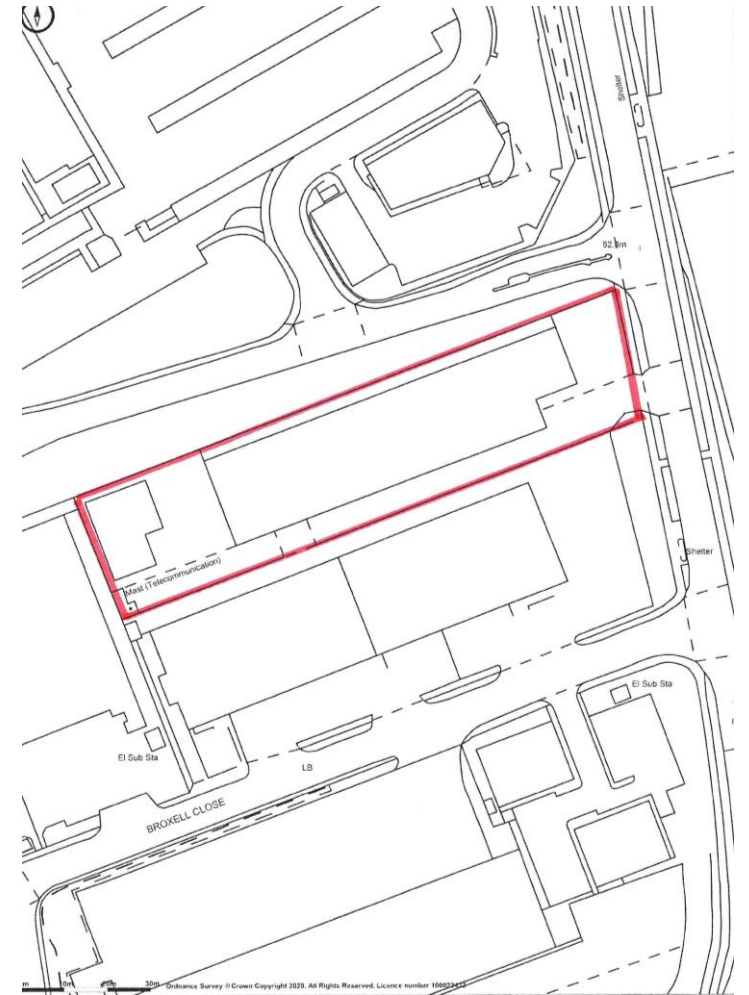


Site Plan and OS



NOTES
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Rev	Notes	Date
<p>mark king architect ltd 30 Henry Street Warwick CV8 2JU tel: 01926 858570 email: studio@markkingarchitect.co.uk</p>		
<p>Alterations to Taylor Group House Wedgnoek Lane, Warwick site plan</p>		
<p>Scale: 1:500 @ A3</p>		
<p>Date: May 2010 Drawn: mk</p>		
<p>Drawing number: 1093 - 12 Revision:</p>		



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Licence number 10002432
Plotted Scale - 1:1250 Paper Size - A4