

To Let

Welton Road

Warwick • CV34 5PZ

- A Rare Opportunity to acquire Newly Refurbished Industrial/Warehouse Units.
- Available Q4 2024.
- Great Location, Close to A46, Warwick Parkway Station and Warwick Town Centre.
- Accommodation Available:
 - 2,500 sq ft - 11,300 Sq Ft
 - (232.26 - 1,049.78 sqm)

Price On Application



Indicative impression of how units will look

Location

The subject property is situated on the well-established Wedgnoek Industrial Estate.

It is located at the end of Welton Road, accessed from Rothwell Road which, in turn, leads to Wedgnoek Lane.

It is situated approx. 1 mile north of Warwick Town Centre and a short distance from the A46 Warwick Bypass which links into the M40 greater Midlands motorway network.

Stratford Upon Avon is located 9 miles from the property whilst, Royal Leamington Spa is only 5 miles away. Furthermore, Birmingham is located just 35 miles North West of the site and Central London 98 miles South.

The property is situated close to Warwick Parkway Station as well as Warwick Hospital and the immediate area mainly comprises a mixture of residential, and employment with notable occupiers including; Volvo Trucks & Bus, IBM and Maxi Haulage.

As for amenities, the property is within walking distance of The Cape of Good Hope Public House and the Co-Operative food store situated on Cape Road.





Description

A rare opportunity to acquire newly refurbished, leasehold Industrial/Warehouse Units.

The development will comprise a terrace of 4 Modern Warehouse Units

The Units themselves will be of steel portal frame construction built to an eaves height of approx. 6 m. A more detailed specification can be made available upon request.

There will be 4 allocated parking with each unit plus further parking may be made available by way of separate negotiation.

Accommodation

Unit	Size (Sq. Ft.)	Size (Sq. M.)
A1	3,800	353
A2	2,500	232.26
A3	2,500	232.26
A4	2,500	232.36

Floor areas are indicative and will be confirmed



Proposed Site Layout Plan
Scale 1:250

Services

Mains electricity, water and drainage will be brought to the unit ready for connection.

Planning

The property will have the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

To follow.

Tenure

The properties are available leasehold. Rent and further information is available upon request.

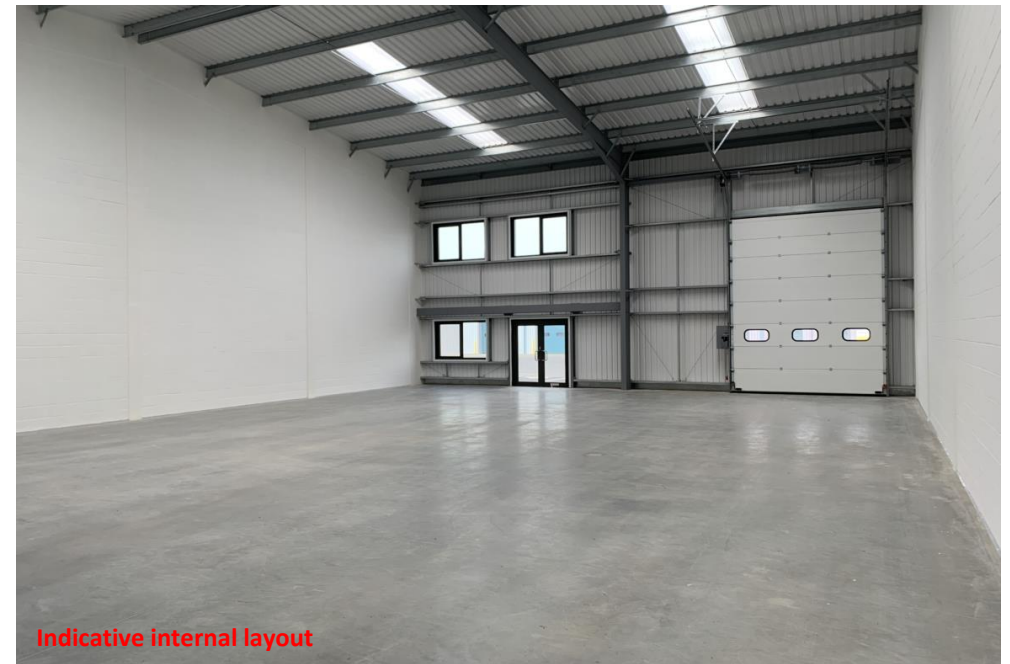
The letting will be subject to VAT.

Legal Costs

Each Party will meet their own legal and professional costs.

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.



Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

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