

Heritage House  
Millers Road  
Warwick  
CV34 5AE

ehB  
Reeves

ehB Reeves

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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## To Let – Immediately Available Industrial/Warehouse Premises

- 12,860 sq ft (1,195 sq m)
- Available on New Lease
- Rent: £90,000 Per Annum
- Prominent Position
- Well Established and Industrial Location
- Excellent Car Parking
- Covered Loading Bay
- Secure Yard

Interested in  
this property?

Contact

**Robert Hawkins**

01926 888181  
robert@ehbreeves.com



### Location

The property is prominently situated fronting Millers Road at the junction with Lock Lane in the Cape area of Warwick, approximately half a mile north west of the town centre and a short walk from Warwick Hospital.

Warwick Station is a short walk away and access to the A46 is less than 1 mile away, via Cape Road, Wedgnock Lane and onto the A425 Birmingham Road, or via the Coventry Road.

### Description & Accommodation

The premises are of North light roof construction with internal working height of 4.50m. The warehouse/workshop is accessed from the yard and car park at the front via a new roller shutter loading access door through a covered loading bay.

The unit is heated by two floor standing and two ceiling mounted gas blower heaters.

There is a 3-phase power supply.

Two-storey office accommodation is situated to the front of the unit and comprises meeting room, reception area and general office accommodation as well as WC facilities.

### Services

All mains services are connected including gas and 3-phase electricity.

### Planning

Class E (formerly B1 & B8)

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£90,000 per annum exclusive.

### VAT

We understand that all rents are quoted exclusive of VAT which we understand is not payable on this property.

### Rates

As of April 2023 the rateable value will be £68,500.

### EPC

E (119)

### Legal Costs

Each party to be responsible for their own legal costs and surveyors' costs incurred in the granting of a lease.

### Viewing

Strictly by prior appointment with ehB Reeves on 01926 888181.

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