



Fletchers Way, Warwick, CV35 9HD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £28,000 P.A

- Strategic Location on Wellesbourne Distribution Park
- Nine miles to Gaydon M40 J12
- Secure site
- 178.97m2 (1,926sq ft)
- Five miles to Warwick M40 J15
- Good quality office accommodation
- 20 allocated car park spaces

A self-contained modern first floor office premises which is finished internally with raised access floors for power and data cabling heating/cooling systems and defused florescent light fittings within a suspended ceiling grid. The offices are a mixture of open plan accommodation with a separate boardroom and meeting rooms. The office has its own dedicated access with no restrictions on hours of use. Externally it provides a secure site with 20 allocated car parking spaces. The car park and servicing areas are well lit.

## Location

The property occupies a prime position within Wellesbourne Distribution Park located to the west of the Warwickshire town of Wellesbourne. It is approximately five miles south of Warwick at Junction 15 of the M40 and nine miles from Gaydon at Junction 12. Access to the M40 is provided by the adjacent and recently upgraded A429 trunk road. The property also sits on the B4086 Stratford Road.

## Accommodation

The property provides the following internal floor area measured according to IPMS3-Office.  
Offices - 174.67m2 (1,880 sq.ft.)  
Kitchen- 4.3m2 (46 sq.ft.)  
Male/Female & Disabled WC  
Total IPMS 3 - 178.97m2 (1,926 sq.ft.)

## Lease Terms

An effective full repairing and insuring lease by way of a service charge for a minimum term of three years. Lease to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

## Services & Business Rates

All utilities are separately metred.  
Business rates to be reassessed

## Legal Costs and VAT

Each party will be responsible for their own professional fees. VAT will be applicable to the rent.

## Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882

## Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

**For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)**