

For Lease


Light Industrial



## Stanmor House

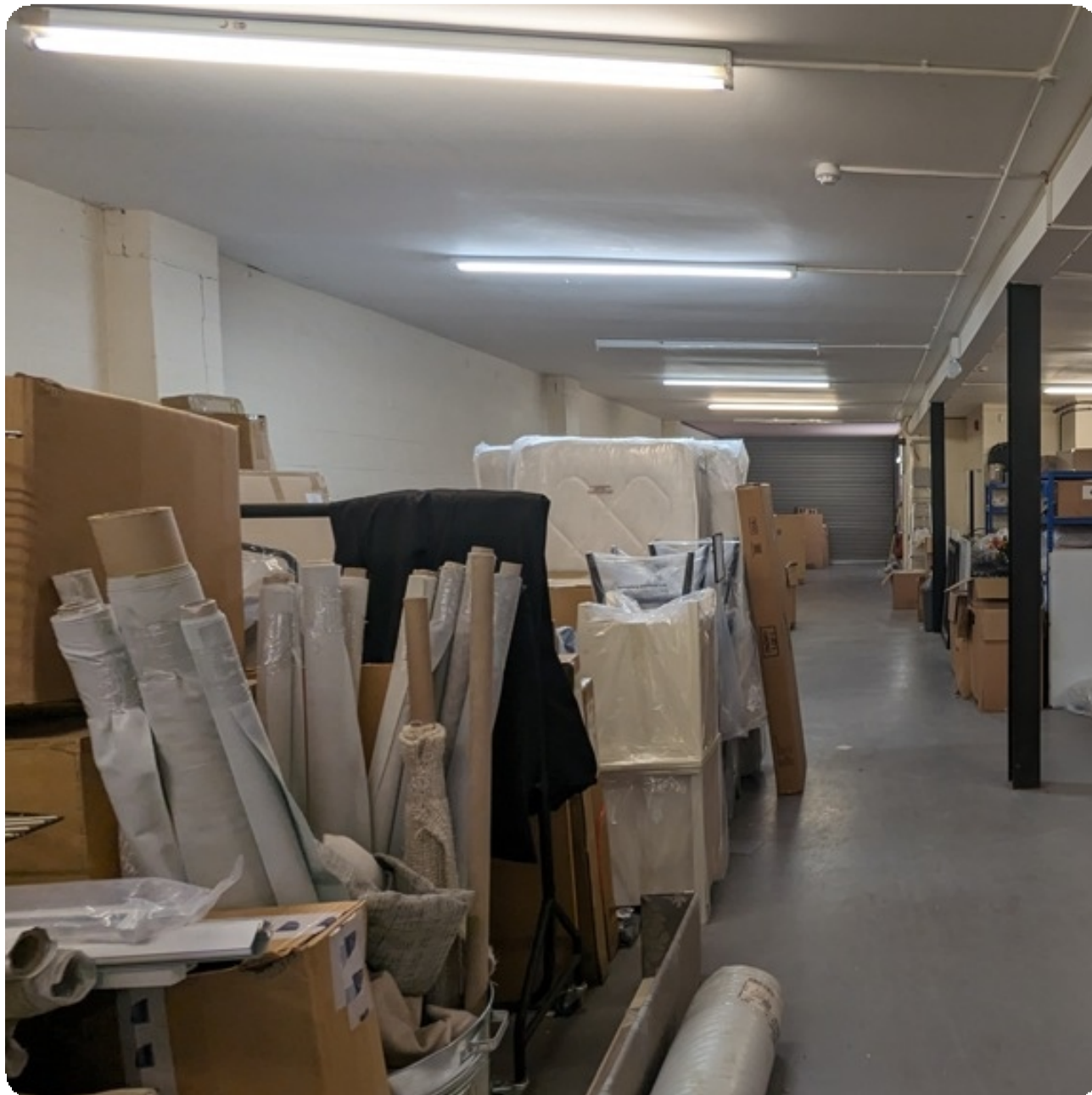
Cattell Road, Warwick CV34 4LG

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

 6,544.45 Sq Ft  
 £45,000 Per Annum

## Key Features

- 2 Roller shutters
- W/C and Kitchens
- Ground floor warehouse
- First-floor office/manufacturing
- Ample parking on-site
- Well-situated industrial estate



Stanmor House, Cattell Road, Warwick, CV34 4LG



## Location

Located at the end of Cattell Road, Warwick. The property is in close proximity to Warwick Town Centre. 1.1 mile from the A46 and 3.3 miles from the M40.

The Google Maps link is:  
<https://maps.app.goo.gl/7EBwrqywAktEWazY7>

## Description

The property comprises of a ground-floor warehouse with a full upstairs office. The ground floor and first-floor benefit from W/C and kitchen facilities. There are two roller shutters located on the front and the side of the property. The property can be modified by the ingoing tenant to suit their needs. There is parking located to the front of the building within a small courtyard. The property is next to residential use and operating times may be restricted along with use of the building.

## Accommodation

Area	Sq Ft	Sq M
Ground	3,272	303.97
First	3,165	294.03
<b>Total</b>	<b>6,544.45</b>	<b>607.98</b>

## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

## EPC

Available upon request.

## VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



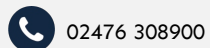
### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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