

To Let

A5 Welton Road

Warwick • CV34 5PZ

- A Rare Opportunity to acquire New Refurbished Commercial Premises
- Available Q4 2024
- Great Location, Close to A46, Warwick Parkway Station and Warwick Town Centre
- Accommodation Available: Approx. 8,180 Sq. Ft (760 Sq. M)

Price On Application

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.

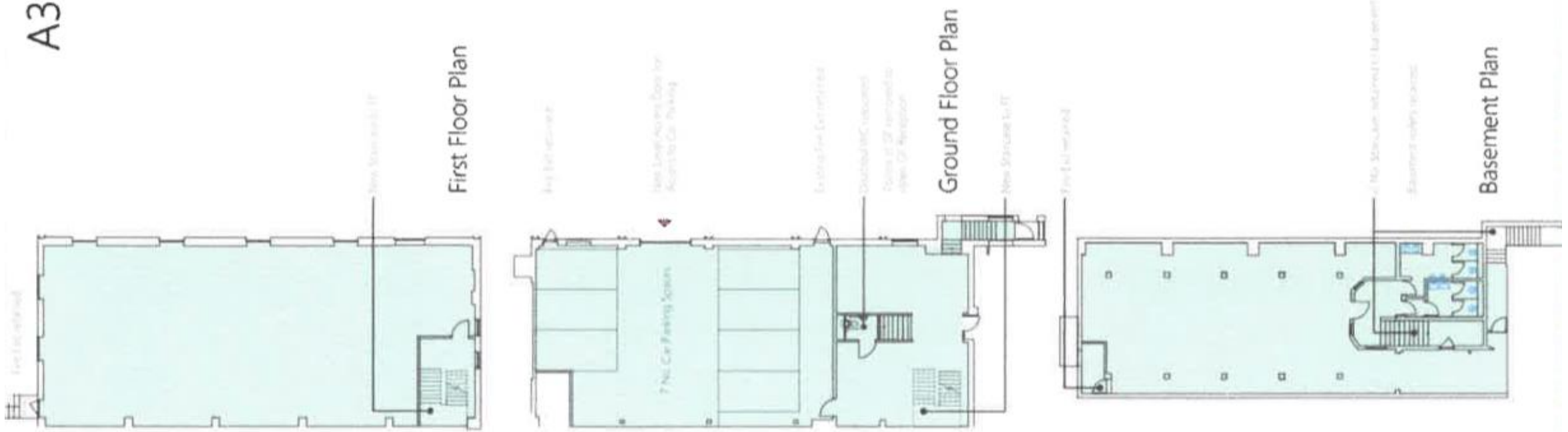
The property is situated close to Warwick Parkway Station as well as Warwick Hospital and the immediate area mainly comprises a mixture of residential, and employment with notable occupiers including; Volvo Trucks & Bus, IBM and Maxi Haulage.

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.





A3



Schedule of Areas

Floor	Size Sq. Ft.	Size Sq. M.	Car Parking
Basement	2,368	220	
Ground Floor	2,906	270	
First Floor	2,906	270	
Total	8,180	760	c. 11 spaces



For Illustration Purposes Only



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Description

A rare opportunity to acquire newly refurbished, leasehold commercial premises that could be suitable for a variety of uses.

The building itself is an end of terraced, 3 storey commercial premises which will be handed over in shell specification. A more detailed specification can be made available upon request.

There is potential to create under croft parking which will provide a further 7 car parking spaces meaning a total of 11 spaces will be provided.

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.

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 leasehold. Rent and further information relating to the property is available upon request.

The sale will be subject to VAT.

EPC

To follow.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

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