INDUSTRIAL/WAREHOUSE UNIT AVAILABLE ON FLEXIBLE LEASE TERMS

MEON VALE
BUSINESS PARK

TO LET
Industrial / Warehouse Unit
43,000 Sq.ft

ST.MODWEN

SAT NAV: CV37 8QR
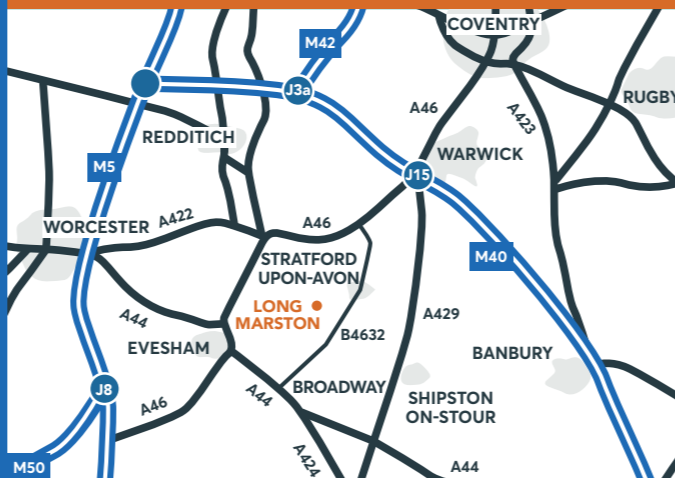
UNIT 39B

**WELLINGTON AVENUE,
LONG MARSTON CV37 8QR**

VIEWING
For further information please contact joint agents:

BROMWICH HARDY
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LEGAL COSTS
Each party are to be responsible for their own legal costs incurred in this transaction.

TENURE
The unit is available on a new lease for a term of years to be agreed.

SERVICE CHARGE
A service charge is payable in respect of the estate management of common areas. Further information upon request.

EPC
EPC rating D-81. Copy available on request.

stmodwenlogistics.co.uk/meon-vale

TRAVEL DISTANCES

Stratford-upon-Avon	6 miles
M40 (Junction 15)	12 miles
Evesham	14 miles
M42 (Junction 3a)	23 miles
M5 (Junction 7)	27 miles
Birmingham Airport	33 miles
Rugby	34 miles
Birmingham	35 miles
Northampton	45 miles
Oxford	38 miles
London	111 miles

www.stmodwen.co.uk   **ST.MODWEN**

BUDGET ACCOMMODATION AVAILABLE ON FLEXIBLE LEASE TERMS

LOCATION

Meon Vale Business Park is located at Wellington Avenue, off the B4632 Campden Road Tenure in Long Marston. Long Marston is situated seven miles south of Stratford-upon-Avon on the B4632 providing connections to Evesham to the south west and Worcester to the west.

DESCRIPTION

Meon Vale is owned and managed by St. Modwen and comprises approximately 900,000 Sq.ft of warehouse/industrial and office space supplemented by a significant acreage of concrete surface hard-standing.

Meon Vale Business Park forms part of a larger 479 acre mixed use scheme which is home to a £5m Leisure Centre, Community Centre, shops, 1,050 residential properties and more than 35 acres of woodland.

RENT

Flexible lease terms available. £150,000 per annum, exclusive. Only £3.50 per Sq.ft.

RATES

Rateable Value (2017) **£92,000**
Rates Payable (2019/20) **£46,368**

- MANAGED ESTATE WITH 24-HOUR ON-SITE SECURITY
- SECURE PERIMETER FENCE
- CENTRAL LOCATION WITH ACCESS TO M40, M42, M5 AND M50 MOTORWAYS
- EAVES HEIGHT OF 19FT (5.87M)
- THREE-PHASE ELECTRICITY AND SODIUM LIGHTING
- AMPLE EXTERNAL PARKING

FLOORPLAN

| D | C | **UNIT B** | A |

43,000 Sq.ft

STRATFORD-UPON-AVON / WARWICK

B4632

Recreation Ground

Leisure Centre

WELLINGTON AVE.

The Gate House

MEON VALE

Multiple Occupiers

PREMIER

UNIT 25

UNIT 31

FORD

XPO LOGISTICS

Compound space coming soon 5 acres

FORD

UNIT 38

UNIT 39B

DESRETCH

UNIT 41

FORD

FORD

B4632