



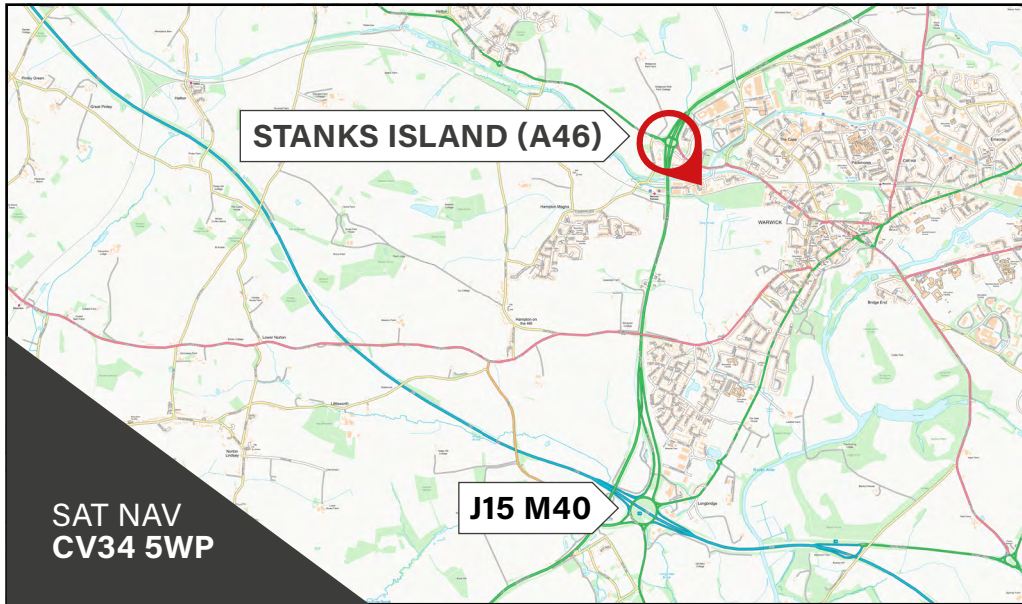
TO LET

- › Modern Industrial Warehouse Units
- › 5.7m Eaves Height
- › 3 Miles from Junction 15 M40
- › Close Proximity to Public Transport

BUDBROOKE INDUSTRIAL ESTATE

HIRON WAY (OFF BIRMINGHAM ROAD), WARWICK, CV34 5WP

1,411 SQ FT (131.09 SQ M)
HIGH QUALITY INDUSTRIAL UNITS



LOCATION

Budbrooke Industrial Estate is situated on Budbrooke Road, approximately 1 mile to the West of Warwick Town Centre. Access is gained off the Birmingham Road (A425) which leads directly to Stanks Island, providing immediate access to the A46 dual carriageway and Junction 15 of the M40. Warwick Parkway train station is approximately 1 mile away along the Birmingham Road which also provides access to local bus routes and the Town Centre.

AVAILABILITY

	SQ FT	SQ M	RENT (PER ANNUM EXCLUSIVE)	RATEABLE VALUE (APPROX.)	SERVICE CHARGE (PER ANNUM EXCLUSIVE)
Unit 4	1,411	131.09	£21,165	£11,750	£543.17

CLOSE PROXIMITY TO JUNCTION 15 OF THE M40

DESCRIPTION

Budbrooke Industrial Estate comprises a modern 'multi-let' industrial estate of steel portal frame units that were constructed in approximately 1995.

In brief the units offer the following specification:

- > 5.7m Eaves Height
- > Roller Shutter Access to the Warehouse
- > Office Accommodation
- > Kitchen and Sanitary Facilities
- > All Mains Services Connected
- > Loading Forecourt / Yard
- > Dedicated Car Parking

LEASE

The premises are available on a Full Repairing and Insuring lease for a term to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWINGS



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