

02476 450045

**1 WELTON ROAD,
WEDGNOCK INDUSTRIAL ESTATE, WARWICK, CV34 5PZ.**

TO LET



**DEPOT WORKSHOP/WAREHOUSE UNIT
WITH OFFICES & SECURE YARD
505 SQ. M. (5,440 SQ. FT.)**

Past Trade Counter Use (Speedy Hire Plc)
Established Industrial Estate
Close to Town Centre, Warwick By Pass (A46) & M40 Motorway (J15)
Secure Yard &
Front/Side Parking for 15 Cars

New Lease Available from 1 April 2021

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LOCATION

The property is situated on Welton Road, a turning off Rothwell Road, which forms part of Wedgnock Industrial Estate. Junction 15 of the M40 Motorway is 2 miles distance, via Birmingham Road (A425) and the dual carriageway, Warwick By-Pass (A46). Warwick town centre is less than 2 miles to the South-East.

DESCRIPTION

The front two-storey office block is built in cavity brick with UPVC double glazed windows, beneath a flat felted roof. The space is divided into reception office/counter, offices, conference room, kitchen, server room and store. Floor coverings are a mix of carpet tiles and vinyl sheet and lighting is mainly, fluorescent strip with mirror diffusers.

The workshop is built around a steel portal frame with an eaves height of 5.0 m. Walls are mainly cavity brick to 2.5 m height and profile metal cladding on the inner leaf of brick, above. Side walls have natural light from windows fitted with internal steel security bars and external steel shutters. The roof has an insulated corrugated cement/asbestos sheet cladding, incorporating double-skin PVC roof lights.

The workshop/warehouse has high bay sodium lighting and down draft fans. An electric roller shutter (3.36 m height x 4.25 m width) and a side concertina loading door (3.45 m height x 4.30 m width).

ACCOMMODATION

Ground Floor:

Workshop	(18.42 m x 16.34 m)	300.98 sq. m. (3,240 sq. ft.)
Offices	(18.42 m x 5.40 m)	99.47 sq. m. (1,070 sq. ft.)

First Floor:

Offices	(18.42 m x 5.40 m + 3.05 m x 1.83 m)	<u>105.05 sq. m. (1,130 sq. ft.)</u>
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Gross Internal Area **505.50 sq. m. (5,440 sq. ft.)**

Secure yard	(23.38 m x 23.61 m)	552.00 sq. m. (660 sq. yd.)
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SERVICES

The property is connected to all mains services and metered water. The workshop has a 3-phase electricity supply, Benson gas fired space heater and down draft fans. Offices have a gas fired central heating from a Worcester combi-boiler.

RATING

The property is assessed to £33,500 Rateable Value.

Business Rates payable for 2020/2021 is £17,150 (ignoring any Transitional Relief).

EPC

The premises has an Energy Performance Certificate rating **E122**

LEASE & RENT

The premises is available on a new 10 years full repairing and insuring lease, available from 1 April 2021.

The rent to be reserved is **£38,000 per annum**.

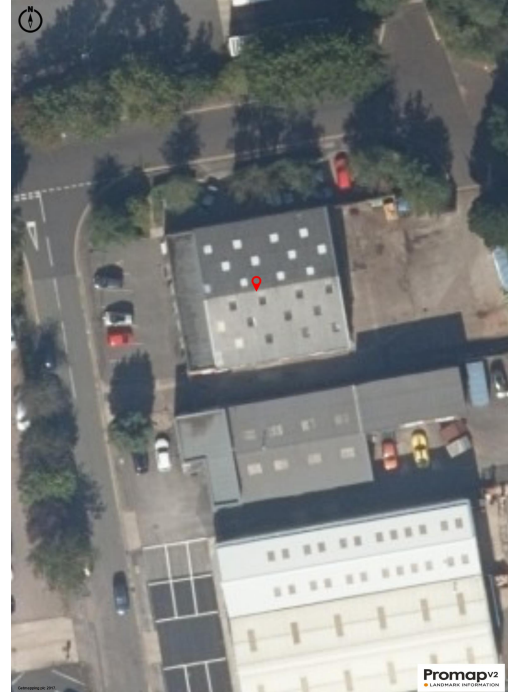
VAT

VAT will not be levied on the rent and other outgoings, although the right to levy tax will be reserved.

LEGAL COSTS

Each party will be responsible for their own legal costs including stamp duty and any VAT payable thereon.

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VIEWING

By appointment with Drake Howard Property Limited
 Martyn Howard **024 7645 0045**
martyn@drakehoward.co.uk

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