



3

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TO LET

Light Industrial / Storage Unit

1,072 sq.ft (100 sq.m)

Unit 3, Ladbroke Park, Millers Road, Warwick, Warwickshire, CV34 5AN

Accommodation

Unit 3 comprises an end of terrace traditional steel portal frame building with profile steel cladding and in part cavity and block elevations. The unit has a pitched roof providing an eaves height of 4.22m. Pedestrian access to the front of the unit alongside a roller shutter door. WC and kitchen facilities are installed. The unit benefits from a painted concrete slab floor. There is a small rear yard which is suitable for some storage.

Measuring 14.48m by 6.88m providing a gross internal floor area of 1,072 sq.ft (99.62 sq.m)

Location

Ladbroke Park comprises a development of small industrial units off Millers Road, Warwick. The units are particularly popular with light industrial users as well as small warehouse operators. Warwick's amenities are very close by with easy road links to main arterial roads out of Warwick onto the Midlands and National motorway network.

Tenure

Available on a new lease for a minimum 3 year term.

Services

Mains electricity, water and drainage are connected to the property. Interested parties should rely on their own inspection.

EPC E 122

Planning

Class E (g), B2 and B8

Rent

£12,500 per annum (exclusive)

Rates

The rateable value for the current year is £10,750. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

Service Charge

TBC

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