



Eaves Height  
4.75m



Motorway Access  
J15 M40 - 3.0 miles



**Unit 4, Nelson Lane**  
Warwick, CV34 5JB

Leasehold | Industrial/Warehouse Unit | 5,166 Sq Ft (479.98 Sq M)



**TO LET**



## Location

The property is located to the northern fringe of Warwick, 0.8 miles from the town centre. The nearest motorway access is provided by Junction 15 of the M40 motorway, 3.0 miles to the south.

Nearby occupiers include Bookers Wholesale, Ford Accident Repair Centre and Hyundai Warwick.



## Description

The property comprises a mid-terrace industrial unit of steel portal frame construction, surmounted by a pitched roof. The property benefits from an eaves height of 4.75m, LED lighting, three-phase electric and a mezzanine to the rear. In addition, there is two storey office accommodation, WCs, and kitchenette facilities.

The unit is accessed by an electric roller shutter door measuring 3.70m x 4.00m (width x height). To the front elevation of the unit is a concrete surfaced yard, providing parking for several vehicles.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Warehouse	4,859	451.41
1 <sup>st</sup> Floor Offices	307	28.56
<b>Total</b>	<b>5,166</b>	<b>479.98</b>
Mezzanine	2,215	205.78



## Further information

### Tenure

The accommodation is available to let on terms to be agreed. The property is available by way of a new FRI lease.

### Rent

£46,500 per annum exclusive of all other outgoings.

### Business Rates

The Rateable Value is to be reassessed.

### Services

We understand the property is connected to mains water, electricity, and drainage. We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the estate.

### EPC

The EPC is to be reassessed following subdivision of the adjacent unit.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Amenities



Eaves Height  
4.75m



Motorway Access  
J15 M40



24/7 Access



Roller Shutter Door



Transport Links



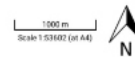
Car Parking



# Unit 4 Nelson Lane, Warwickshire



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## Approximate Travel Distances



### Locations

- Warwick - 0.8 miles
- Coventry - 10 miles
- Birmingham - 29 miles



### Nearest Station

- Warwick - 0.6 miles

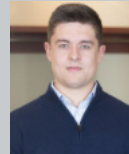


### Nearest Airport

- Birmingham International - 16 miles



## Viewings



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Particulars dated February 2024. Photographs dated January 2024..