

WAREHOUSE / TRADE COUNTER

2 TO BE REFURBISHED
SPACE TO LET
2,755 sq ft
(255.9 sq m)
BROMWICH ARDY
024 7630 8900
Planning & Compliance
01926 430700

2

UNIT 2 WEST BUDBROOKE INDUSTRIAL ESTATE, HIRON WAY, WARWICK, CV34 5WP

To Rent: £45,000 per annum

2,755 sq ft (255.95 sq m)

Description

Unit 2 comprises a high quality, mid-terrace warehouse unit of steel portal frame construction. There is access via a 4.5m manual up and over door, as well as a pedestrian door which leads to a small reception area, 2 WCs and a small office suite. The units also provides a kitchenette.

The building benefits from 3 phase power, gas, water and double glazing. Externally, there is a spacious yard with 10 parking spaces.

Summary

- 3 phase power
- Gas supply
- Popular Industrial Estate
- 2 minutes from the A46
- 5 minutes from the M40
- Immediately available
- Suitable for Classes E and B8



HOWRENC

ELKO

ELFO

DESIGN

SRM

Colemans



UNIT 2 WEST BUDBROOKE INDUSTRIAL ESTATE, HIRON WAY, WARWICK, CV34 5WP

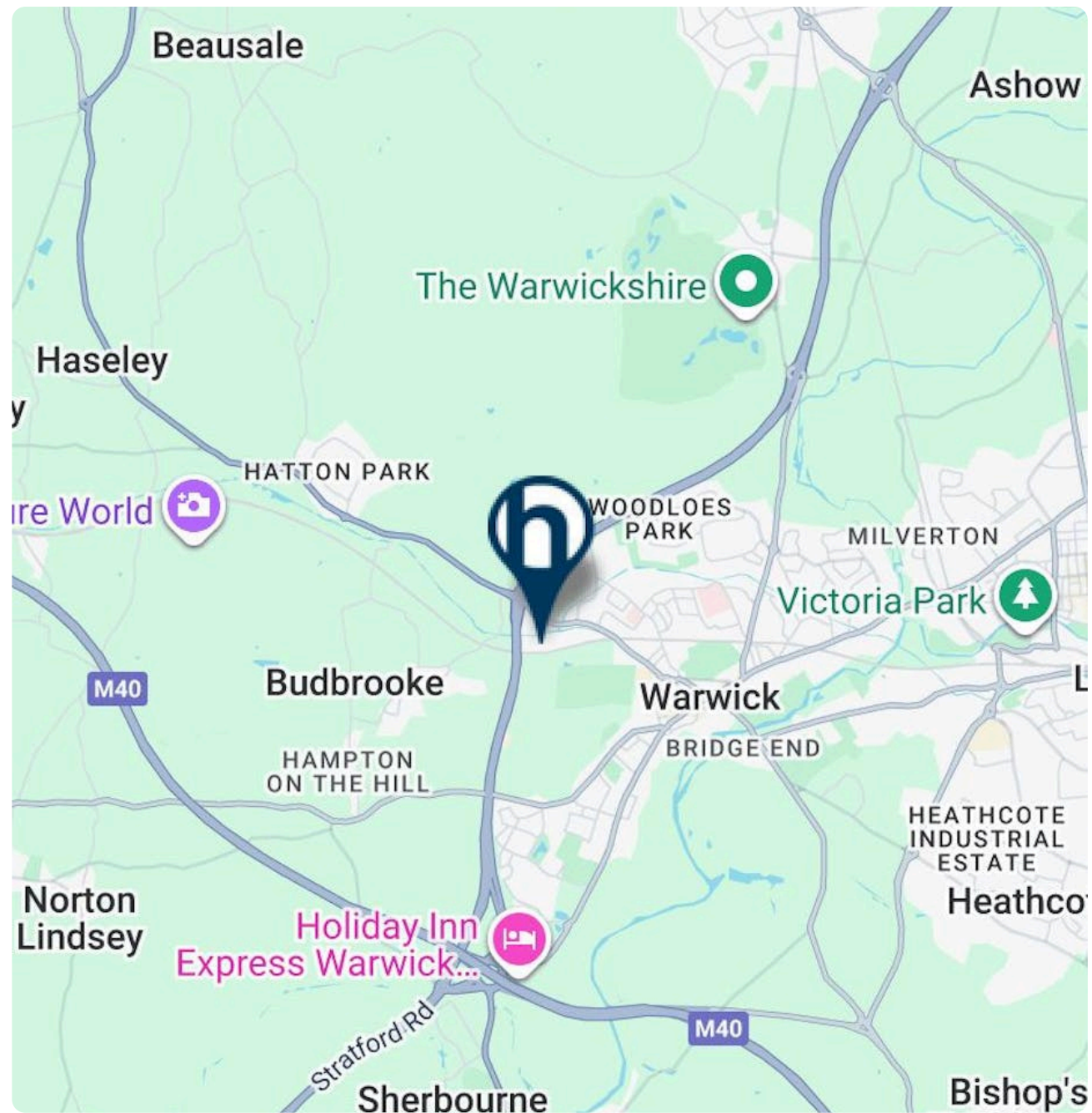
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Location

Budbrooke Industrial Estate is ideally located just half a mile (2 minutes) from the A46, which provides direct access to Coventry (10 mins), Stratford upon Avon (12 minutes) and beyond as well as J15 of the M40 in under 5 minutes.

Warwick itself is an affluent town with a rich history and busy town centre. It is also well connected by rail via its two train stations.

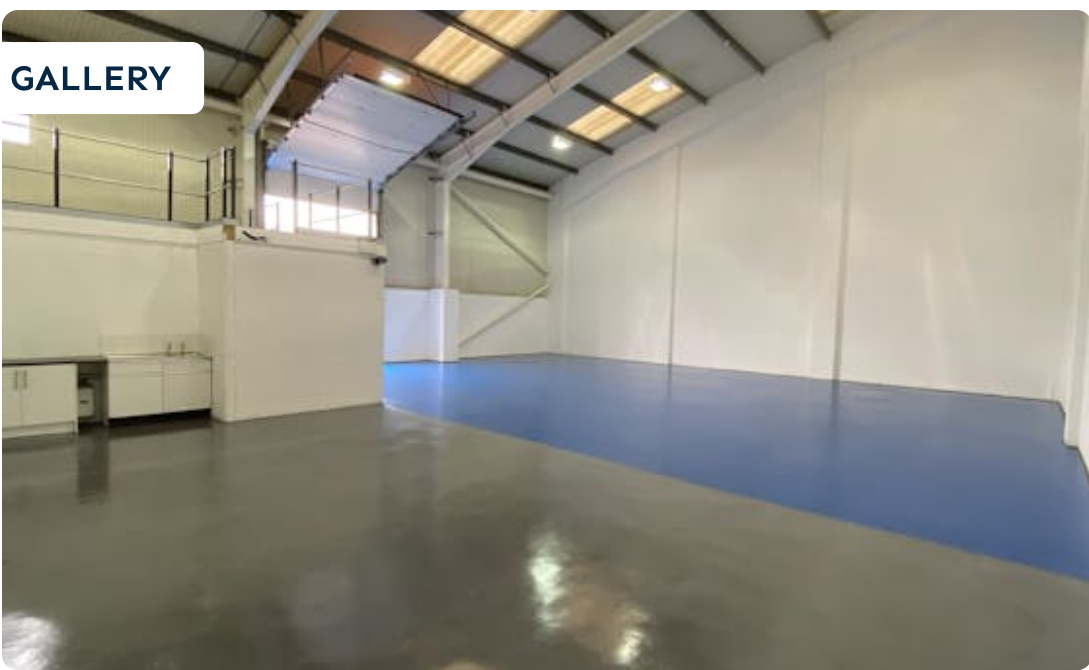


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GALLERY



UNIT 2 WEST BUDBROOKE INDUSTRIAL ESTATE, HIRON WAY, WARWICK, CV34 5WP

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RENT

£45,000 per annum

EPC

C

BUSINESS RATES

Rateable Value: £22,000

Rates Payable: £10,978 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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