



2

# BUDBROOKE INDUSTRIAL ESTATE

UNIT 2 WEST TO LET  
AVAILABLE IMMEDIATELY

2,755 sq ft (255.94 sq m)



Mid terrace unit



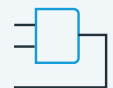
Eaves Height 5.75m



4.5m manual up and over loading door



Spacious yard with 10 parking spaces



3 Phase Power



Double glazing



2 WCs



Office suite



A46

2

**BUDBROOKE  
INDUSTRIAL  
ESTATE**

CV34 5WP  
valve.mixed.thick



Unit 2 West: Internal



Unit 2 West: Office space

**AVAILABLE NOW**

Unit 2 West is currently available, perfectly suited to trade businesses looking for flexible, high-quality space, located on Budbrooke Industrial Estate an established trade / industrial location.

Unit 2 West	SQ FT	SQ M
Warehouse	2,448	227.42
Reception & WCs	142	13.19
Office	165	15.33
<b>Total</b>	<b>2,755</b>	<b>255.94</b>

**Terms**

Available by way of a new lease on terms to be agreed.

**Business Rates**

Unit 2 West  
Rateable value: £22,000.  
Rates payable: £12,012 per annum

**EPC**

Unit 2 West: C 66.

**Service Charge**

An estate service charge will be payable of £0.70 psf.

**VAT**

Both rent and Service charge will be subject to VAT.

**Rent**

Quoting rent £45,000  
Per Annum excl.

**Legal Costs**

Each party is to bear their own legal and surveyors costs incurred in this transaction.

**Anti-Money Laundering**

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025.

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