To Let

Semi Detached Light Industrial Warehouse Unit

- Gross Internal Ground Floor Area: 2,644 sq ft (245.7 sq m)
- Mezzanine Storage: 468 sq ft (43.78 sq m)
- 4.8m to Eaves
- 5 On Site Car Parking Spaces
Location
Unit 1 is located on the Cape Industrial Estate off Cattell Road, approximately half a mile north of Warwick town centre. The property benefits from being within walking distance to the town centre and all of the local amenities. Access to the A46 and subsequently the M40 Motorway is close by.

Description & Accommodation
The building comprises a semi detached warehouse facility measuring 2,644 sq ft GIA, incorporating reception office, general office, staff room/canteen and 2 x WCs totalling 222 sq ft. In addition there is also mezzanine storage of 468 sq ft. The building is constructed to an eaves height of 4.8m and comprises a mixture of brickwork and plastic coated profile steel sheets with composite insulation. Internally the building benefits from translucent roof lights, roller shutter door, pedestrian entrance, gas fired heater and fluorescent strip lighting. Externally, the building benefits from 5 car parking spaces.

Services
All mains services are connected to the building. A new suspended space heater has been recently installed.

Planning
B1 (c) Light Industrial, B8 Storage & Distribution

Tenure
Leasehold - A new full repairing and insuring lease for a term to be determined

Rent
£18,850 per annum excluding VAT

Rates
The rateable value for the current year is £13,500.

EPC
E 125

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