

# UNITS A&B

## Welton Road

CV34 5PZ

**TO LET**

Available 2025



**TWO NEWLY REFURBISHED**  
**INDUSTRIAL / WAREHOUSE UNITS**  
**2,852 sq ft - 3,498 sq ft (265 sq m - 325 sq m)**

Indicative illustration proposed development



Wareing & Company

**01926 430700**

[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)

# New refurbished modern industrial warehouse units available to let

Price on application

## KEY FEATURES



4  
Allocated  
Parking Spaces



Mezzanine  
Floor  
Fitted



Electric  
Loading  
Door



6m (approx)  
Eaves  
Height



Prime  
Midlands  
Location

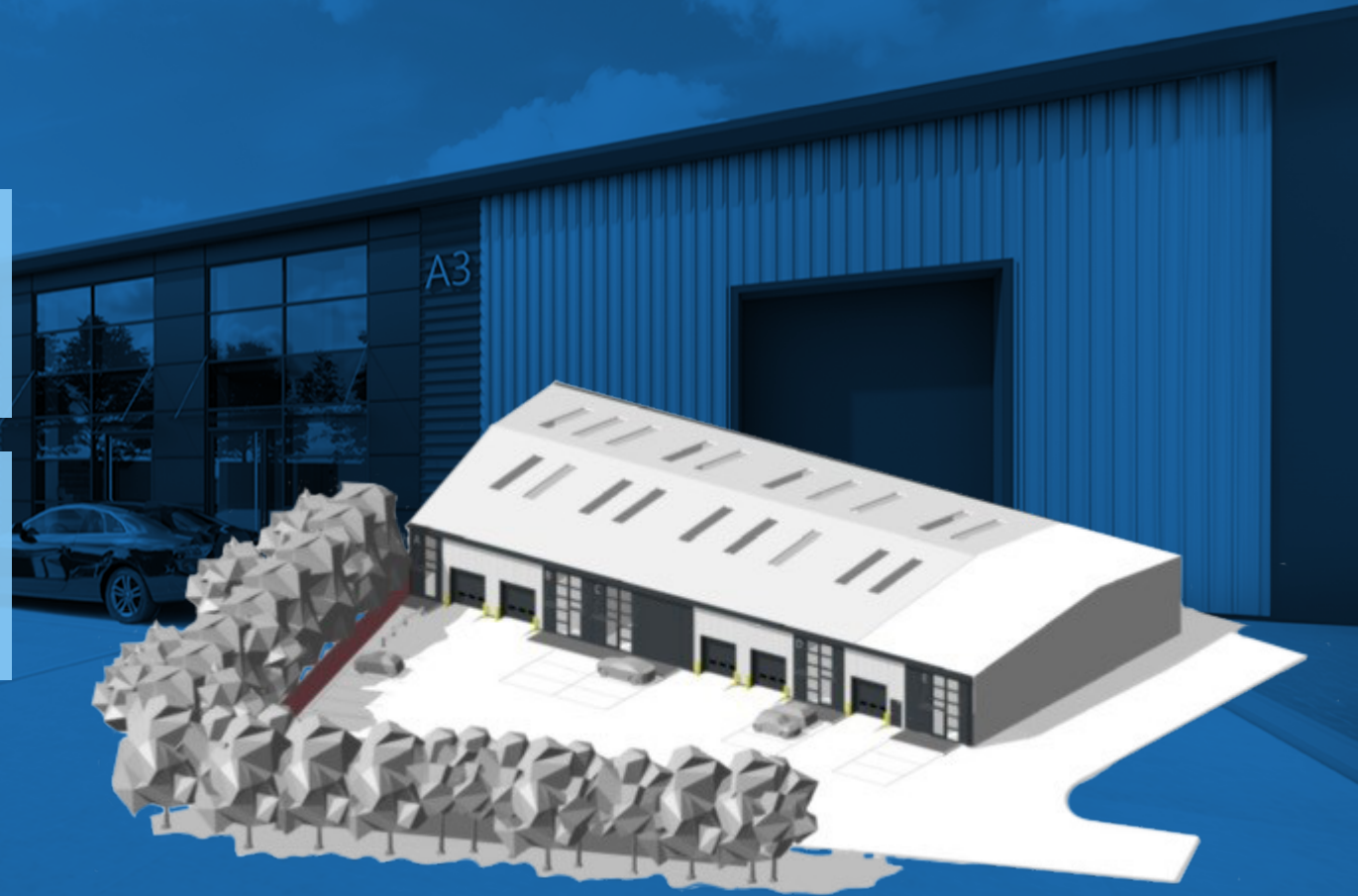


1.5 miles  
M40  
(Jct 15)

Indicative floor areas

**3,498 sq ft** (325 sq m)

**2,852 sq ft** (265 sq m)



## DESCRIPTION

A rare opportunity to acquire newly refurbished, leasehold Industrial/Warehouse Units.

The development will comprise a terrace of 4 Modern Warehouse Units

The Units themselves will be of steel portal frame construction built to an eaves height of approx. 6 m. A more detailed specification can be made available upon request.

There will be 4 allocated parking with each unit plus further parking may be made available by way of separate negotiation.

## ACCOMMODATION

	Warehouse		Mezzanine		Total		
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
Unit A	2,744	255	753	70	3,498	325	AVAILABLE
Unit B	2,260	210	592	55	2,852	265	AVAILABLE
Unit C	3,498	325	1,668	155	5,166	480	LET
Unit D	2,346	218	559	52	2,905	270	LET

Indicative illustration of front elevation





## LOCATION

The subject property is situated on the well-established Wedgnoek Industrial Estate.

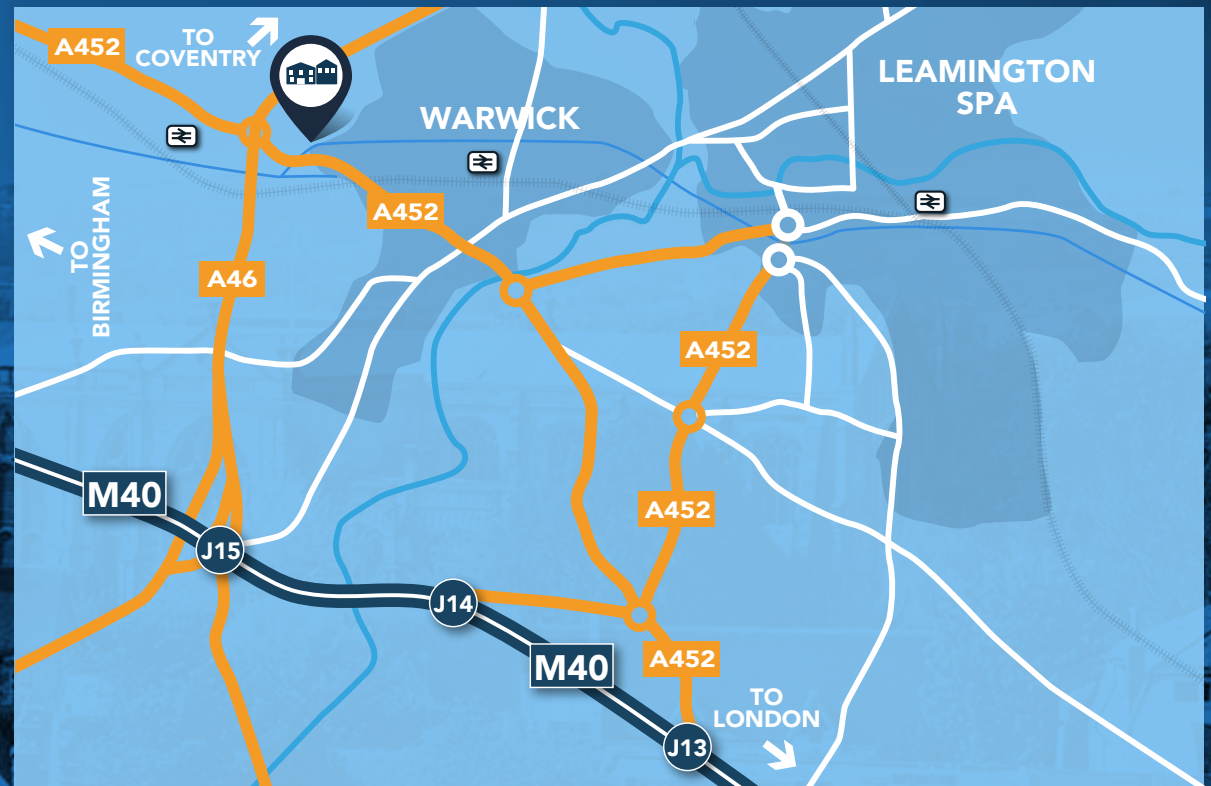
It is located at the end of Welton Road, accessed from Rothwell Road which, in turn, leads to Wedgnoek Lane.

It is situated approx. 1 mile north of Warwick Town Centre and a short distance from the A46 Warwick Bypass which links into the M40 greater Midlands motorway network.

Stratford Upon Avon is located 9 miles from the property whilst, Royal Leamington Spa is only 5 miles away. Furthermore, Birmingham is located just 35 miles North West of the site and Central London 98 miles South.

The property is situated close to Warwick Parkway Station as well as Warwick Hospital and the immediate area mainly comprises a mixture of residential, and employment with notable occupiers including; Volvo Trucks & Bus, IBM and Maxi Haulage.

As for amenities, the property is within walking distance of The Cape of Good Hope Public House and the Co-Operative food store situated on Cape Road.



## SERVICES

Mains electricity, water and drainage will be brought to the unit ready for connection.

## PLANNING

The property will have the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## TENURE

The properties are available leasehold. Rent and further information is available upon request.

## V.A.T

The letting will be subject to VAT.

## LEGAL COSTS

Each Party will meet their own legal and professional costs.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.



Indicative internal layout

## VIEWING

Strictly by prior arrangement  
with the sole agents:



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