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Reeves
commercial property experts

TO LET

Light Industrial Unit

1,008 sq.ft (94 sq.m)

Unit 4, Dongan Road, Warwick, Warwickshire CV34 4JW

Accommodation

The unit comprises a mid-terrace, traditional steel frame building with internal blockwork elevations and steel profile cladding to the external elevations. The unit has a pitched roof, incorporating translucent rooflights, providing a clear height internally of approximately 3m at its lowest point. The unit has pedestrian and loading access via an up and over loading door and separate pedestrian door to the front elevation.

Specification includes:-

- A reinforced concrete slab floor
- Internal blockwork elevations
- Fluorescent strip lighting throughout
- WC facility
- Three-phase electricity supply

The accommodation in greater detail comprises:-

Warehouse (GIA): 1,008 sq.ft. (93.65 sq.m.)

Incorporating WC/Kitchen Block 64 sq.ft. (5.94 sq.m.)

Externally, to the front of the building there is a concrete loading area and car park for approximately 2 vehicles.

Location

Dongan Road comprises a development of industrial units accessed off Cattell Road, Warwick. The units are particularly popular with small industrial and warehouse operators. The surrounding area mainly comprises a mixture of commercial and residential properties. The property is situated close to the main arterial road which leads out of Warwick linking to the Midlands and national motorway networks. It is also within close proximity of Warwick town centre and the local amenities.



Tenure

Leasehold - by way of a new lease to be granted for a term of 3 years and multiples thereof.

Services

Mains electricity, water & drainage are all connected.

EPC E 118

Planning

Class E (formerly B1 (C)) Light Industrial, B8 (Storage & Distribution)

Rent

£12,000 per annum exclusive. Payable quarterly in advance.

Rates

The rateable value for the current year is £8,500. The property qualifies for 100% small business rates relief (subject to the status of the rates payer). The rateable value for the current year is £8,500. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

VAT

We are advised that VAT is not applicable

Legal Costs

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

Service Charge

£100 per annum.



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For viewing arrangements, contact:

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