


**Available Immediately**

ehB 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.

**SAT NAV: CV34 4JW** /// **Darker.putty.smart**







## Tenure

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

## Services

Mains electricity, water & drainage are all connected.

## EPC E 118

## Planning

Class E ((Light Industrial), B8 (Storage & Distribution)

## Rent

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

## Rates

The rateable value for the current year is £9,400. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

## VAT

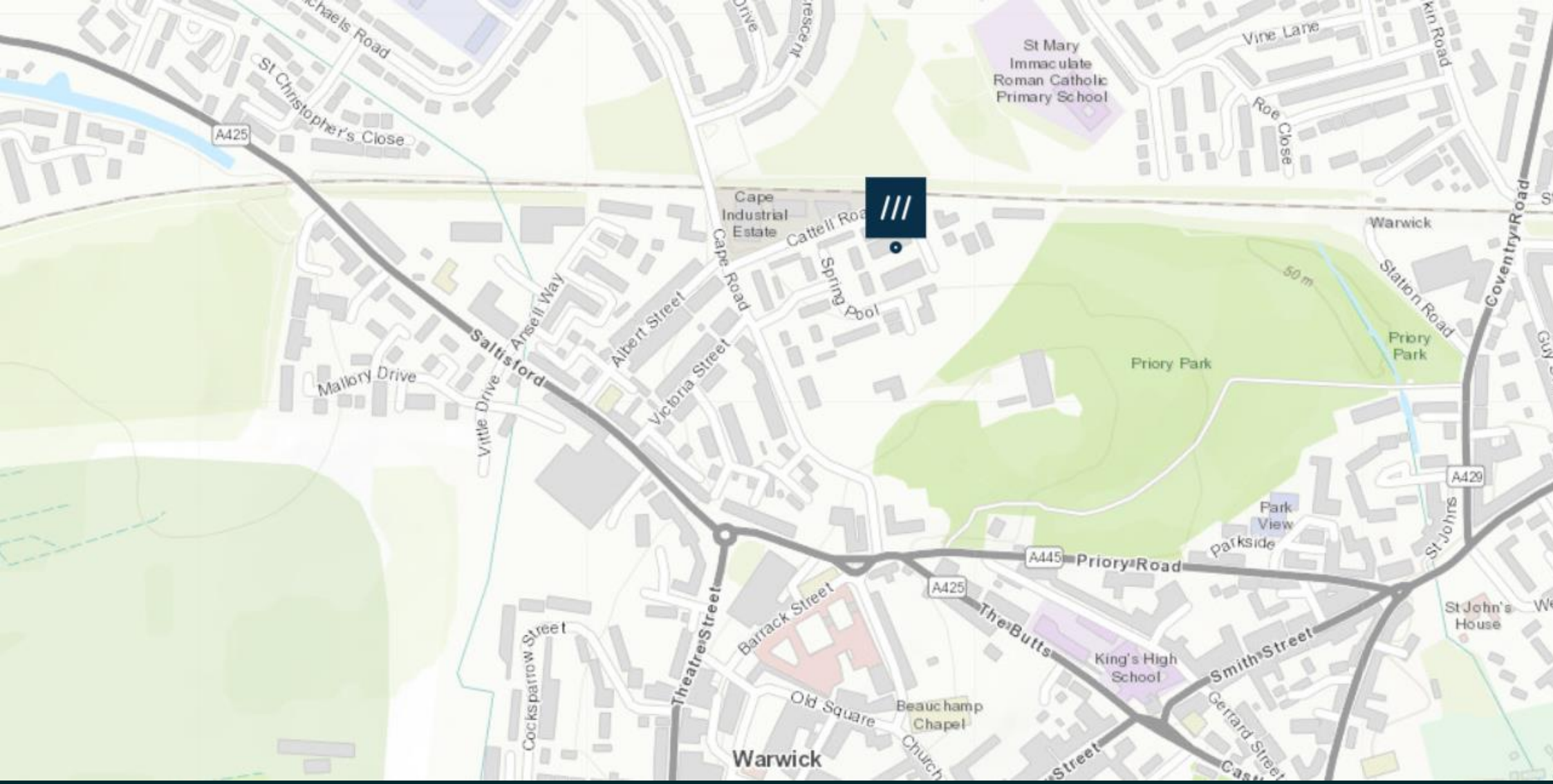
We are advised that VAT is not applicable

## Legal Costs

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

## Service Charge

£125 per annum, fixed contribution from the tenant.




ehB Reeves
commercial property experts

Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

**For viewing arrangements, contact:**

Oliver Shelley **01926 888181**

**Oliver@ehbreeves.com**

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

RICS