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VIEW ONLINE

LIGHT INDUSTRIAL, OFFICE TO LET



BROMWICH HARDY
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UNIT 6, BENFORD COURT, WARWICK, CV34 5DA

To Rent: £22,500 per annum 1,538 sq ft (142.88 sq m)

Description

The property offers a versatile business unit comprising a spacious ground-floor workshop/storage area together with modern first-floor office accommodation. Access is provided via a pedestrian entrance leading directly into the workshop, alongside a separate entrance lobby incorporating WC facilities and a disabled-access lift serving the first floor.

The ground floor is well suited to a variety of commercial uses including storage, light industrial operations, trade counter activities, and general business occupancy. Loading access is available through an up-and-over roller shutter door measuring approximately 2.99m wide by 2.39m high, facilitating convenient vehicular access for deliveries and operational requirements.

At first-floor level, the property benefits from a well-presented open-plan office suite, complemented by a private office created using demountable partitioning. This flexible layout allows occupiers to easily reconfigure the space to suit their operational and staffing requirements.





Summary

- Hybrid warehouse/workshop and office uni
- Allocated parking plus ample on street
- Disabled access five person elevator
- Up and over access door
- Located within Warwick near to A46 with accessibility to M40/M6/M42

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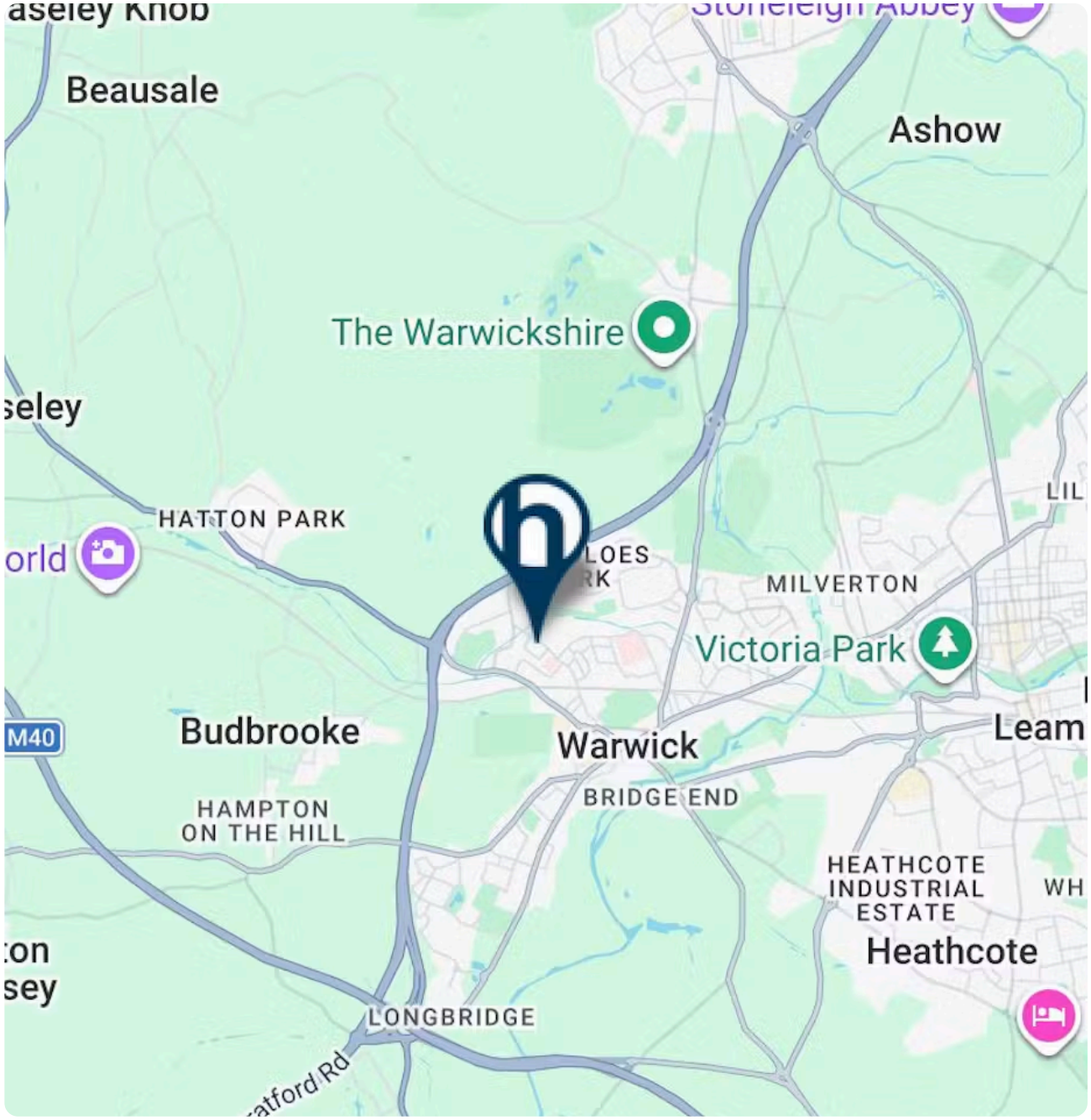
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Location

Benford Court occupies a prominent corner position at the intersection of Cape Road and Lower Cape, within a well-established mixed-use area comprising residential neighbourhoods and a range of local commercial occupiers.

The property is strategically located approximately 0.5 miles northwest of Warwick town centre, providing convenient access to the town's extensive retail, leisure and professional amenities. The A46 Warwick Bypass is also situated within approximately 0.5 miles via the Birmingham Road interchange, offering excellent connectivity to the regional motorway network, including the M40, M42 and M6.

The property's accessible location and strong transport links make it an attractive base for a variety of business occupiers seeking a well-connected position within the Warwick and wider Warwickshire market.



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	795	73.86	-	Available
1st	743	69.03	-	Available
Total	**1,538**	**142.89**		

TERMS

Terms to be agreed

RENT

£22,500 per annum

EPC

D (78)

VAT

Applicable

BUSINESS RATES

Rateable Value: £19,500

SERVICE CHARGE

£1,150 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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rob.lord@bromwichhardy.com

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