

For Lease

Light Industrial



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Unit 10 Bridge Works

Farmer Ward Road, Kenilworth CV8 2DH

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📦 2,690 Sq Ft
£ £19,000 Per Annum

Key Features

- Established small industrial complex
- Suitable for various uses
- Easy access to the A46 & links to M6, M40 & M69
- 6-minute walk from the train station
- Ample parking
- Potential to split



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Location

The Bridge Works complex is located on Farmer Ward Road - a short distance from Kenilworth town centre and therefore well located for easy access to Coventry, the A45 and the A46 Warwick Bypass which, in turn links to, Junction 15 of the M40 in the south and Junction 2 of the M6 in the north. The units are just a 6 minute walk from Kenilworth train station.

Description

A single-level unit accessed from the pavement/roadside via a personnel door or electric roller shutter door/loading dock but the landlord will consider installing a ramp for access. Internally the walls are painted brickwork, the ceiling is white painted concrete planks, a concrete floor and very good natural light.

It benefits LED lighting and the warehouse floor is to be repainted. The property is suitable for a variety of uses under class B2.



Business Rates

This unit has a rateable value of £31,500.

EPC

The complex has an EPC rating of D-91.

VAT

VAT will be payable on the rental and any service charges payable.



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Service Charge

There is a service charge payable to include water, property insurance and external repairs. The figure for the current year is: £726.

Legal Costs

An incoming tenant is to make a contribution of £350 + VAT to the landlord's legal costs.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

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