

For Lease (May Sell)

Light Industrial



**31-33 Millers Road**

Warwick, CV34 5AE

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

📦 4,918.92 Sq Ft  
£ £42,000 Per Annum



## Key Features

- Double-glazed windows and skylights
- Two industrial bays
- Ground and First Floor Offices
- High kVA capacity on site
- Previously used for manufacturing
- Great location
- Suits a variety of occupiers



31-33 Millers Road, Warwick, CV34 5AE





## Location

31-33 Millers Road, Warwick, CV34 5AE, is a well-connected commercial property located close to the A429, providing easy access to the Warwick town centre and the M40 motorway, which is just a short drive away, making it ideal for regional access. The property is near key amenities such as the Warwick Railway Station (approx. 1 mile away), Warwick Hospital, and major retailers like Tesco and Sainsbury's. Nearby business parks and the proximity to major roads like the A46 and A452.

## Description

The property offers ground and first floor offices with kitchens and w/c facilities. The rear warehouse is split into two bays with a high kVA supply. The site has a oneway system around the detached property and a side roller door 2.6m x 2.7m. The property benefits from Three Phase, Gas and Water supply. The site warehouse bays have a working height of 3m.

## Business Rates

Current Rateable Value £40,250

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/174219237>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

Sale of the freehold

## EPC

EPC - D80

<https://find-energy-certificate.service.gov.uk/energy-certificate/2728-3068-0803-0000-6625>

## VAT

This property is not registered for VAT (Value Added Tax).

**31-33 Millers Road, Warwick, CV34 5AE**

With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

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

02476 308 900

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#### Tom Bromwich

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

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