

For Lease

Warehouse



Unit 2 Hiron Way

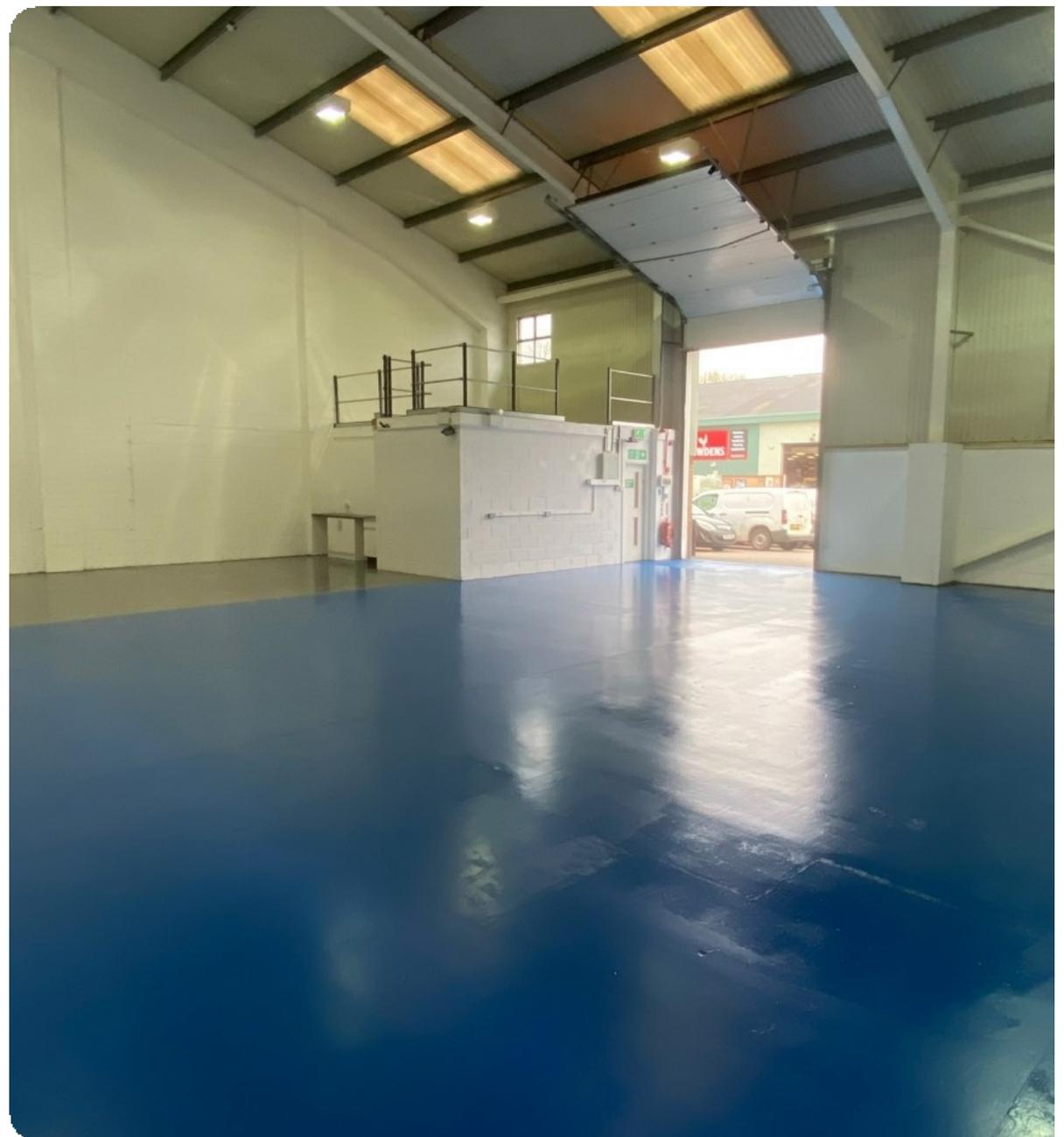
Budbrooke Industrial Estate, Warwick CV34 5WP

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 2,755 Sq Ft
£ £45,000 Per Annum

Key Features

- ▶ 3 phase power
- ▶ Gas supply
- ▶ Popular Industrial Estate
- ▶ 2 minutes from the A46
- ▶ 5 minutes from the M40
- ▶ Immediately available
- ▶ Suitable for Classes E and B8



Unit 2 Hiron Way, Budbrooke Industrial Estate,
Warwick, CV34 5WP



Location

Budbrooke Industrial Estate is ideally located just half a mile (2 minutes) from the A46, which provides direct access to Coventry (10 mins), Stratford upon Avon (12 minutes) and beyond as well as J15 of the M40 in under 5 minutes.

Warwick itself is an affluent town with a rich history and busy town centre. It is also well connected by rail via its two train stations.

Description

Unit 2 comprises a high quality, mid-terrace warehouse unit of steel portal frame construction. There is access via a 4.5m manual up and over door, as well as a pedestrian door which leads to a small reception area, 2 WCs and a small office suite. The units also provides a kitchenette.

The building benefits from 3 phase power, gas, water and double glazing. Externally, there is a spacious yard with 10 parking spaces.

Accommodation

Area	Sq Ft	Sq M
Warehouse	2,448	227.42
Reception & WCs	142	13.19
Office	165	15.33
Total	2,755	255.94

Business Rates

Rateable value: £22,000

Rates payable: £12,012 per annum

Tenure

Available by way of a new lease on terms to be agreed.

EPC

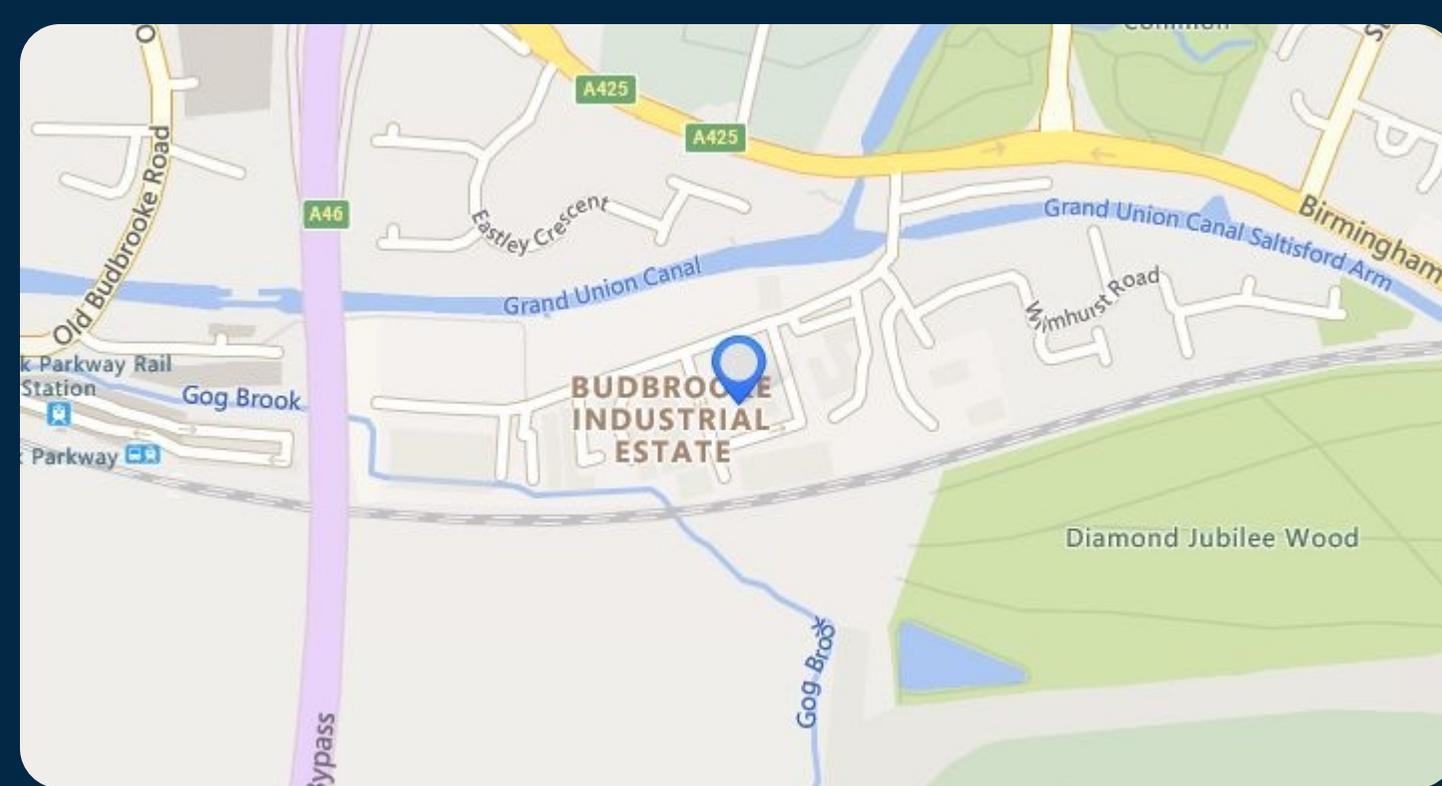
C66

**Unit 2 Hiron Way, Budbrooke Industrial Estate,
Warwick, CV34 5WP**

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



Unit 2 Hiron Way, Budbrooke Industrial Estate,
Warwick, CV34 5WP



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.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com