

FOR SALE



Wharf Street,  
Warwick  
CV34 5LB

# Ideal Asset Management Opportunity



## WHARF CENTRE

Unique Opportunity to purchase  
an income producing investment property  
Re-development potential (STPP)

BROMWICH  
ARDY  
024 7630 8900  
www.bromwichhardy.com

Wharf Centre  
Warwick CV34 5LB

## Multi-Let office and industrial Investment with Development Potential ( STPP )

 Overlooking the  
Grand Union Canal



### Key Features



Current Income  
£76,210 per annum  
exclusive of VAT



Between Warwick  
and Leamington Spa  
Town Centres



Further Asset  
Management  
Opportunities



14 on-site  
parking spaces



**Re-Development  
potential subject  
to planning**





Comprising of a range of buildings which were formally part of a large factory complex



## LOCATION

Wharf Street is located approximately one mile to the North East of Warwick Town Centre and provides a mix of commercial and residential properties. The Grand Union Canal runs past to the North of the site . Warwick is well served with direct Motorway access to London via the M40 motorway and a mainline Rail Service to London Marylebone.

## DESCRIPTION

The Property comprises a range of buildings which were formally part of a large factory complex. The buildings are predominantly of two storey brick construction with modern slate roofs , with Units 1 and 2 being single storey. The buildings have modern upvc windows and to the front of the buildings is a concrete surface car park for approximately 14 cars.

## TENURE

The property is available to purchase Freehold subject to the tenancies noted schedule.

## SERVICE CHARGE

A service charge is payable by tenants, details on request.

**OFFERS BASED ON £1,400,000**

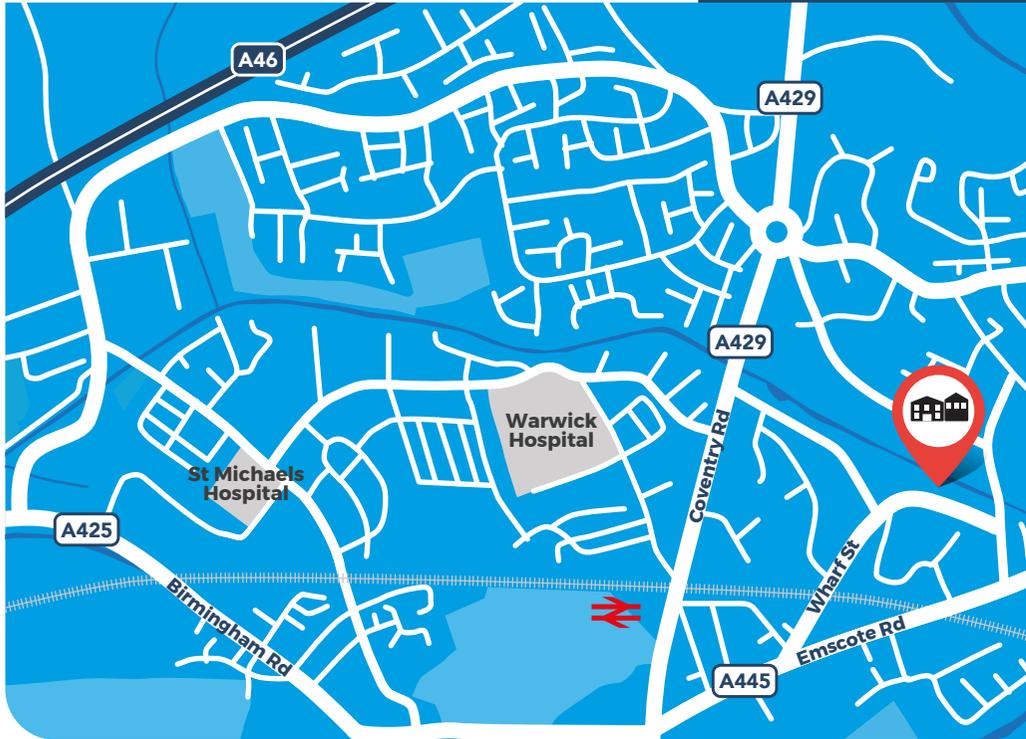
## FLOOR PLAN

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## TENANCY SCHEDULE



Unit	Tenant	Size (sqm)	Lease (Years)	Expiry	Current Rent (per annum)
1	Ravinder Atwal	89.8	06	17/12/2025	£6,000
2	GMS Hobby Game Logistics Ltd	133.7	06	15/01/2026	£9,000
3	Harling Bridge Consulting Engineers	87.2	04	31/3/2025	£5,040 until 31.03.25
4	MCA Business Services Ltd	272	06	11/9/2025	£23,000
5	MCA Business Services Ltd	See above	06	11/9/2025	(See above)
6	MCA Business Services Ltd	See above	06	11/9/2025	(See above)
7	Purple Monster Training Ltd	102.6	05	10/2/2026	£21,420
8	Purple Monster Training Ltd	126.1	05	10/2/2026	(See above)
9	SORT-IT.BIZ Ltd	114.8	06	22/2/2026	£11,750
10	SORT-IT.BIZ Ltd	See above	06	22/2/2026	(See above)



### VAT

The property has not been elected for VAT.

### LEGAL COSTS

Each party will be responsible for their own legal and professional costs in the transaction.



### BUSINESS RATES

	Rateable Value
UNIT 1	£4,900
UNIT 2	£5,300
UNIT 4,5 & 6	£26,250
UNIT 7	£3,200
UNIT 8	£3,250
UNIT 9 & 10	£4,900

### EPC

A copy of the EPC certificates for each unit are available upon request.

### VIEWING

By appointment through the sole agent.



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