

For Lease

Warehouse



## Unit 1

Benford Court, Warwick CV34 5DA

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

1,538 Sq Ft  
£20,000 Per Annum



## Key Features

- Storage/Workshop accommodation with high quality offices above
- located within Warwick near to A46 with accessibility to M40/M6/M42
- Roller shutter door
- Disabled access five person elevator
- Five car parking spaces on site
- Ample street parking
- One large open plan office suite upstairs
- Offices can be sub divided by demountable partitioning



Unit 1 , Benford Court, Warwick, Warwickshire,  
CV34 5DA



## Location

1 Benford Court has been designed to provide immaculate storage/workshop space within the ground floor area with high quality office accommodation above. Accommodation provides pedestrian entrance (with access to the ground floor workshop), entrance hallway, WC and disabled access lift to the first floor. The ground floor workshop also features up and over door for vehicle access - 2.99m (W) x 2.39m (H).

## Description

1 Benford Court has been designed to provide immaculate storage/workshop space within the ground floor area with high quality office accommodation above. Accommodation provides pedestrian entrance (with access to the ground floor workshop), entrance hallway, WC and disabled access lift to the first floor. The ground floor workshop also features up and over door for vehicle access - 2.99m (W) x 2.39m (H). The first floor offices currently offers one large open plan office suite with one separate office sub-divided by demountable partitioning. The first floor offices are carpeted, heated, LG5 Lighting, T-point partitioned office. Externally there are five allocated parking spaces on site with ample on street parking also.

## Business Rates

This is the rateable value for the property is £13,750.  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/11059734000>  
 It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## VAT

This property is registered for VAT (Value Added Tax).

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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

07806 767 073

caine.gilchrist@bromwichhardy.com



#### Rob Lord

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

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