

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  
HARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://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

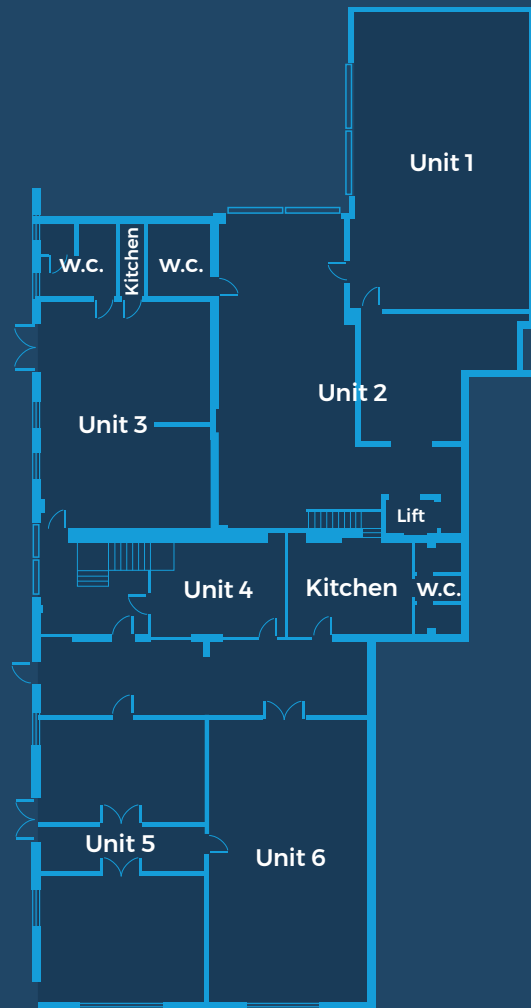
The property is available to purchase Freehold subject to the tenancies noted schedule.

## SERVICE CHARGE

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

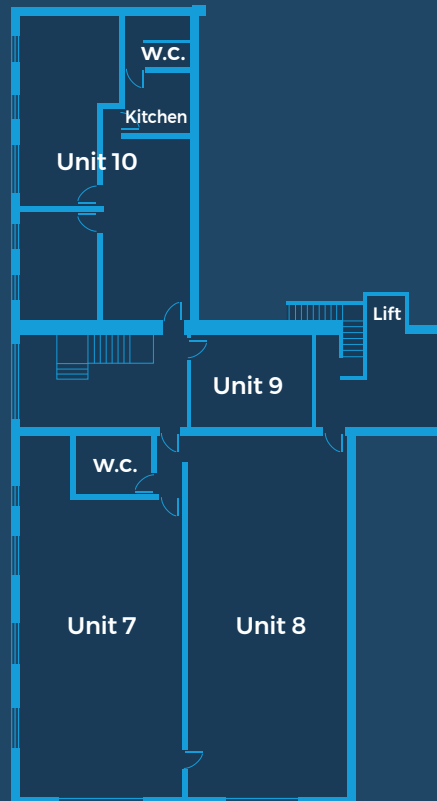
**OFFERS BASED ON £1,240,000**

## FLOOR PLAN



Ground Floor

## Ideal Asset Management Opportunity



First Floor

## 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)



## 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.

## 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.



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