



HOWKINS &
HARRISON

To Let

New build Warehouse/Storage Unit
Onley Farms, Onley, Rugby, CV23 8AJ

£89,978 per annum

- SAT NAV Post Code CV23 8AH
- Located off the A45 between Dunchurch & Braunston using Onley Grounds Equestrian complex entrance
- Modern warehouse 981.52 sq.m./10,561 sq. ft.
- Ready for occupation June 2022
- Eaves height 3.35 metres/ridge height 7.31 metres
- Available on a new lease for a term of years to be agreed
- New HGV access road being installed

Howkins & Harrison on 01788 564 678
Please contact: David Grove or Melissa Smith-Undy
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New build warehouse/storage unit.

Description

The subject property comprises a new build steel portal framed warehouse having block work walls to approximately 1.8 metres with preformed plastic coated profile sheet cladding above and surmounted by a pitched preformed plastic coated profile sheet roof.

The unit is accessed via a roller shutter door of approximately 6.31 metres in height by 6.1 meters in width with the unit having an eaves height of 3.35 metres rising to a ridge of 7.31 metres.

Internally, the warehouse has concrete flooring with LED lights and a 3 phase electricity supply.

The unit is accessed through a private roadway which services Onley Farms. The unit has a frontage for small deliveries which will be concreted upon completion of the works, currently a new access road is being installed for HGVs.

The unit is approximately 981.52 sq. m./10,561 sq. ft.

The warehouse is located off the A45 between Dunchurch and Braunston using Onley Grounds Equestrian complex entrance. SAT NAV Postcode is CV23 8AH.

Price

£89,978.00 per annum

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Utilities

We understand that the site is connected to mains electric and has a 3 phased supply. The unit does not have any heating or at the present time any amenity facilities, this is in process.

Service Charge

The landlord reserves the right to levy a service charge for the upkeep of the common areas and the estate road.

Business Rates

The property does not qualify for business rates given its agricultural permission.

Viewings

Strictly by prior appointment with agents Howkins & Harrison LLP on 01788 564 678.

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