



Industrial Warehouse Premises, Grendon House Farm,
Atherstone, CV9 3DT
ToLet: £70,000pax | 1,295.98sqm (13,950sqft)

HOWKINS &
HARRISON

Industrial Warehouse Premises, Grendon House Farm, Grendon, Atherstone, Warwickshire CV9 3DT

Portal Framed warehouse with offices

- 1,295.98 sq.m (13,950 sq.ft)
- Warehouse & Offices
- Good Transport Links
- Secure Site
- Ample Parking

Description

The property comprises a detached & insulated portal frame warehouse constructed in 2008. To the front of the unit is a roller shutter door. Internally there is a concrete floor and offices to the rear including w/cs.

The unit has 3-phase electricity and an eaves height to the underside of the haunch of 6.85m.

Externally there is designated parking immediately to the frontage of the premises and to the rear.





Location

The property is located at Grendon House Farm in the village of Grendon in North Warwickshire.

The site is conveniently located only 3 miles from the A5 which then provides access to the M42 (4 miles), M1 and the wider road network. Birmingham is only 20 minutes away and Leicester/Derby 30 minutes.

Utilities

The property benefits from three phase mains electricity, water and drainage.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Service Charge

We understand there will be a service charge levied for the upkeep of the main access road.

Tenure

The property is available in March 2025 by way of a new lease.

Terms to be agreed.

Legal Costs

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

Planning

We understand the premises have previously had planning consent under Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

VAT

VAT will be charged on the rent.

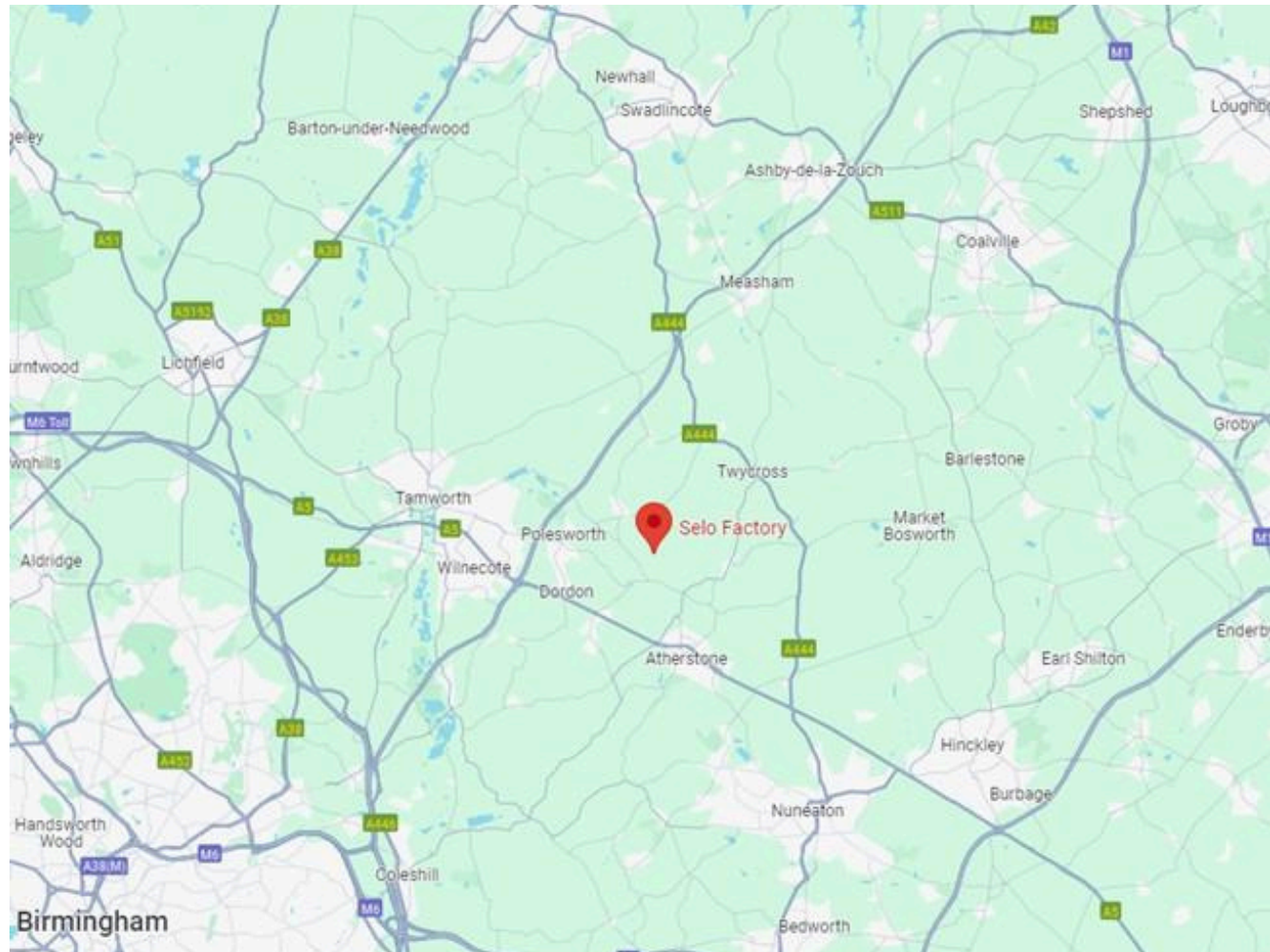
Business Rates

Local Authority: North Warwickshire Borough Council Period: 2024/2025

Rateable Value: £57,000

Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977. Please call or email Philippa Dewes philippa.dewes@howkinsandharrison.co.uk



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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