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Reeves
commercial property experts

TO LET

Light Industrial/Storage Unit

2,422 sq.ft (225 sq.m)

Unit 1, St. Georges Business Park, Lower Cape, Warwick, Warwickshire, CV34 5DR

Accommodation

The building provides open plan storage/warehouse/workshop space with a portable office cabin complete with LED strip lighting and electric radiators that will be in situ for the benefit of an ingoing tenant. The specification includes a reinforced concrete floor, up and over electric shutter loading access, shutter door over pedestrian entrance, translucent roof lights, LED spotlights with WC and kitchenette facilities.

The building is to be let with the car parking immediately to the front and loading access.

Benefitting from an eaves height of 7.15m and a height to apex of 8.24m.

Measuring 2,422 sq.ft (225 sq.m)

Location

St. Georges Business Park, on Lower Cape is a high quality industrial/warehouse development. The scheme provides an impressive modern commercial business environment, situated only 0.75 miles from Warwick town centre with excellent access to junction 15 of the M40 via the A46. Situated within the town, the location benefits from a healthy pool of employment with Warwick/Leamington Spa being recognised as a centre of excellence for technology-led and automotive industries.



Tenure

Available on a new lease for a term to be agreed.

Services

Mains electricity, water and drainage are connected to the property.

EPC C 59

Planning

Class B8, E((g)iii)

Rent

£30,250 per annum (exclusive)

Rates

The rateable value for the current year is £18,750.

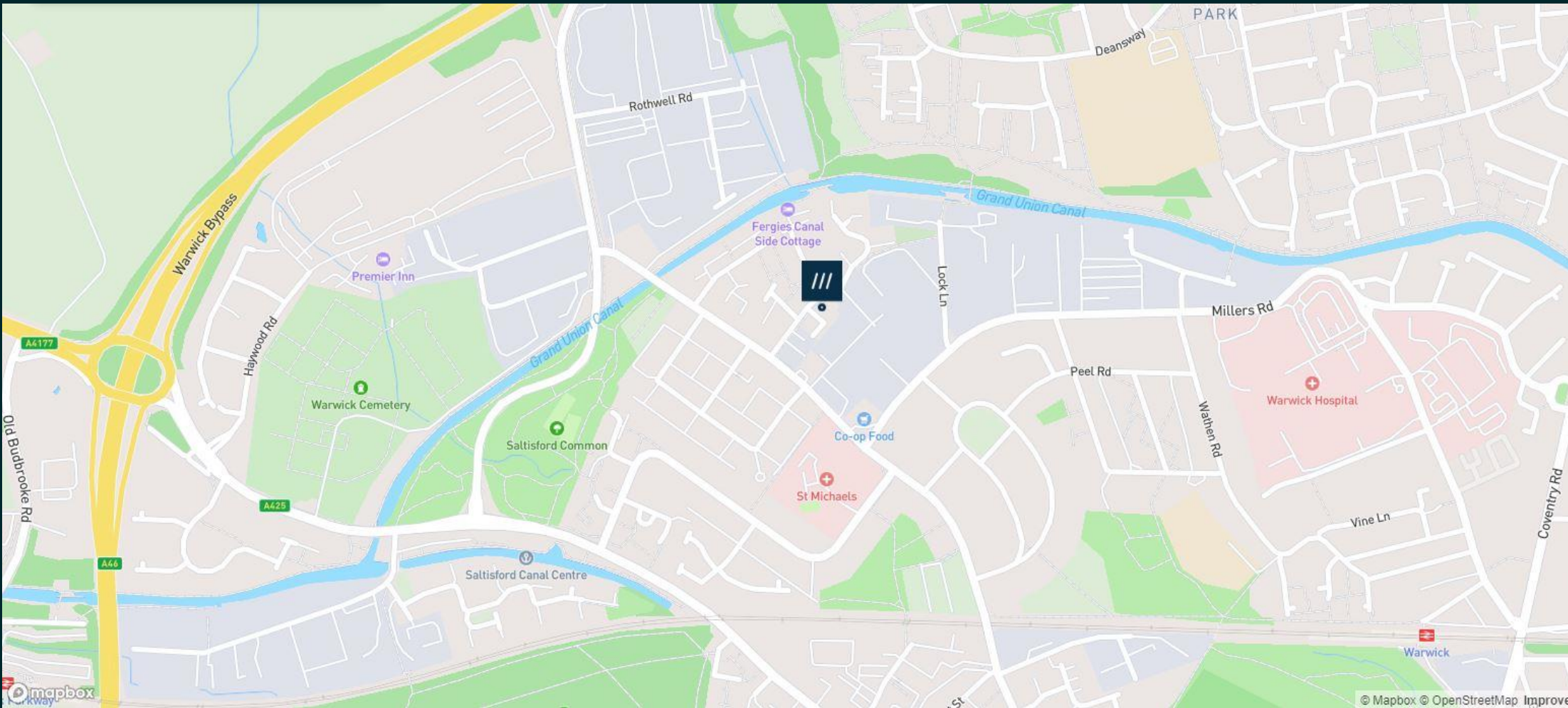
Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

Service Charge

An estates service charge will be levied on the tenant to contribute towards the maintenance and repair of the common parts on St. Georges Business Park. Figure TBC





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For viewing arrangements, contact:

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