



**ehB**  
**Reeves**  
commercial property experts

**To Let**

Class B2 - Industrial Unit in Warwick

**30,285 sq.ft** (2,813 sq.m)

Unit 1 & 2, 15 Lock Lane, Warwick, Warwickshire, CV34 5AG

## Accommodation

The premises comprise an interconnected warehouse/industrial unit of steel portal frame construction. Benefitting from two roller shutter doors, 1.2 Acres of secure yard/parking within palisade fencing. The unit is primarily heated by way of gas radiant heaters, and the office compartments by way of air conditioning.

The two apex's have a height of 8.52m.

Eaves of 6.71m

Roller Shutters measuring: 5.67m tall by 3.80m wide.

There are two garage units immediately to the front of the building measuring 620 sq.ft.

### The accommodation in greater detail comprises:

- Warehouse Gross Ground Floor Area: 27,339 sq.ft
- Mezzanine Storage: 528 sq.ft
- First Floor Offices: 1,798 sq.ft

With a gross floor area of 30,285 sq.ft

The property will contain four car spray booths which measure as follows:

Booth 1: 18.17(L) 5.00(W) 5.00 (H)

Booth 2: 9.25 (L) 4.00(W) 3.57 (H)

Booths 3&4: 8.00 (L) 4.00 (W) 2.83 (H)



## Location

The property is situated on Lock Lane, accessed from Millers Road. Sited in a prominent industrial/warehousing location in Warwick. Notable occupiers nearby include Warwick Hospital, Foundry Gym, Pickering & Sons, and more.

The unit has been up until recently used as a car work and repair shop, vehicular access therefore has not been an issue.

## Tenure

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

## Services

Mains three phase electricity, water, gas and drainage are connected to the property. Interested parties should make their own enquiries and not rely on this.

## EPC TBA

## Planning

B2 General Industrial

## Rent

POA

## Rates

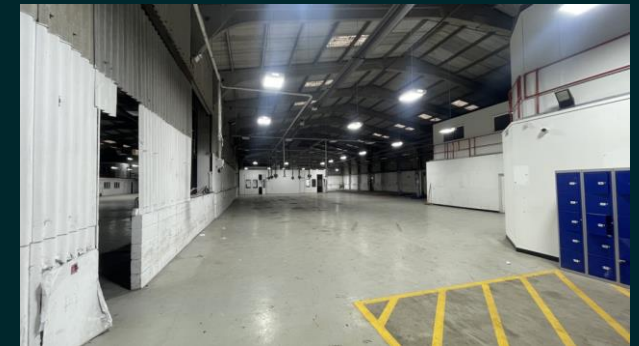
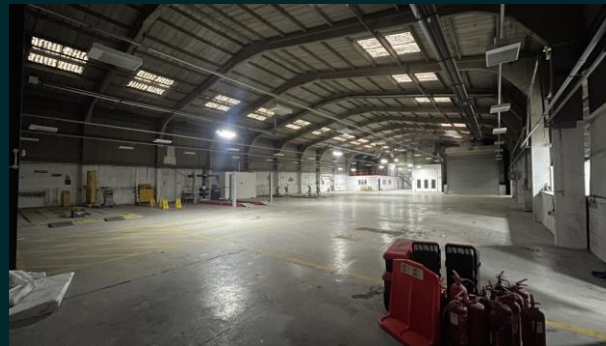
The rateable value from 1st April 2026 £101,000.

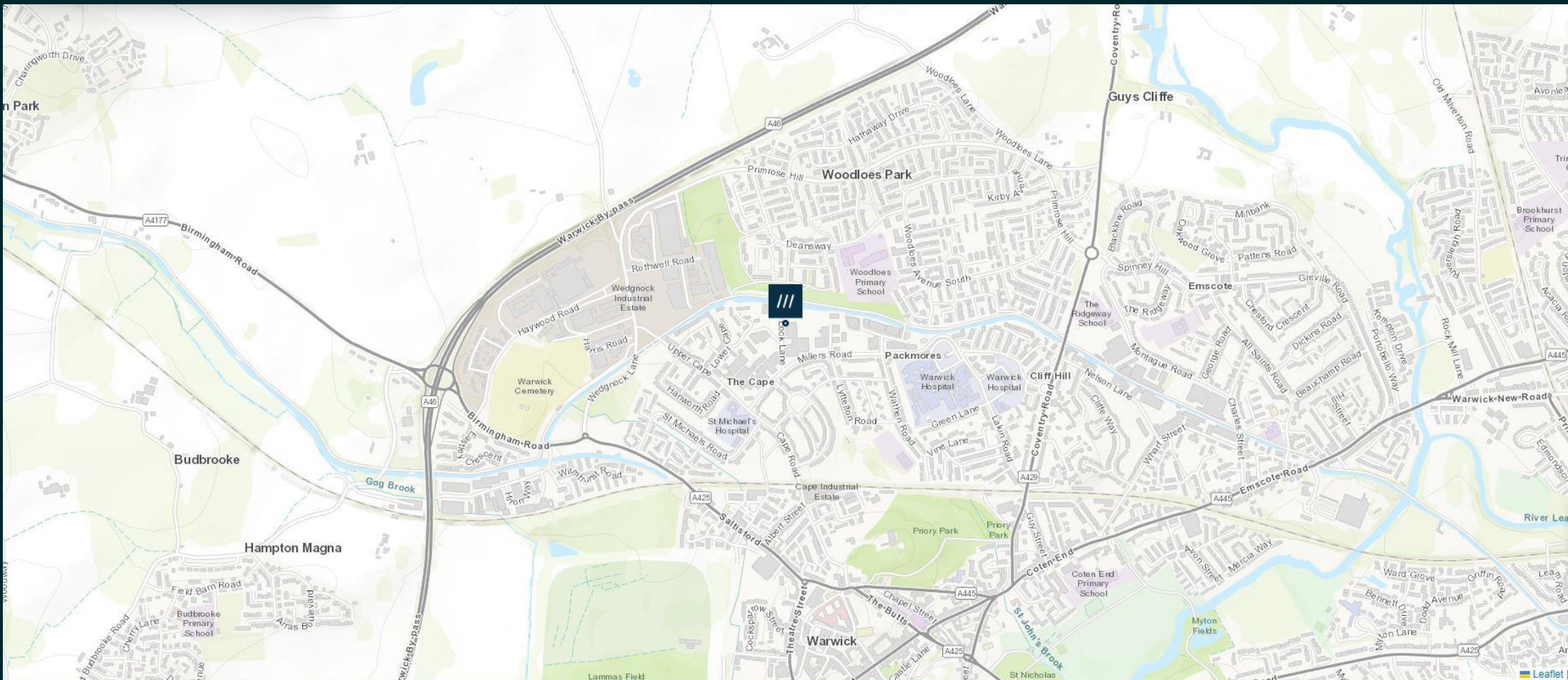
## Legal Costs

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

## Service Charge

TBA





3 Olympus Court  
 Olympus Avenue  
 Tachbrook Park  
 Leamington Spa  
 CV34 6RZ

For viewing arrangements, contact:

**Robert Hawkins** 01926 888181  
 Or **Oliver Shelley** [oliver@ehbreeves.com](mailto:oliver@ehbreeves.com)

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