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commercial property experts

**To Let**

Light Industrial (Class E) Unit

**3,073 sq.ft** (285 sq.m)

Unit 2 Amherst Business Centre, Budbrooke Industrial Estate, Warwick, CV34 5WE

## Accommodation

The building is constructed of brick external elevations and high pitched artificial slate roof coverings with inset lights, roller shutter door access and parking provisions. There is a mezzanine that provides additional accommodation at first floor. The unit also incorporates office, kitchen and WC facilities.

The unit measures 9.75m x 19.76m (2073.79 sq.ft / 192.66 sq.m), plus mezzanine: 999.21 sq.ft (92.83 sq.m)

The Unit is fitted with:

2 overhead gas fired radiant heaters, security bars to rear windows and a roller shutter door of 4.07m height. The building has a lined roof with inset natural roof lights. The property also benefits from a 3-phase electricity supply.

The unit is demised four car parking spaces, shown on the enclosed plan.

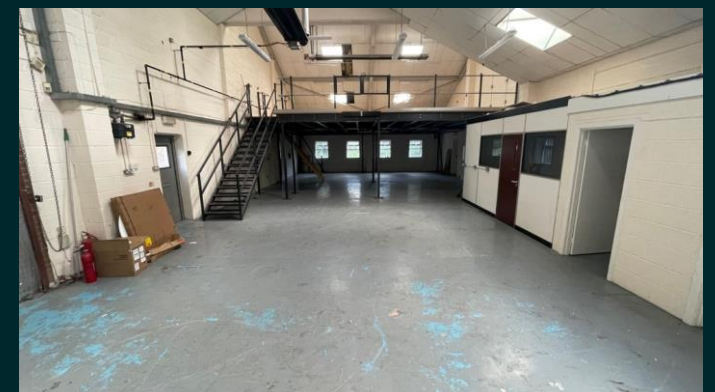
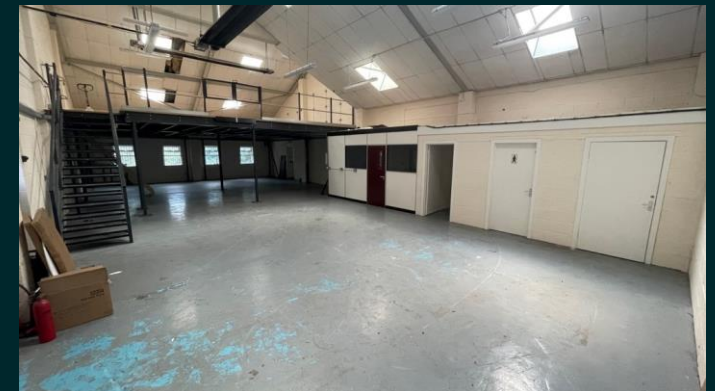
## Location

Located within a small modern industrial estate, the unit is in a prime position for occupiers looking to locate within close proximity of the A46 and Warwick bypass. The property is also approximately 2 miles to the north of Junction 15 of the M40, giving access to the national motorway networks. Warwick Parkway train station and Warwick town centre are within a mile and a half of the unit.

SAT NAV: CV34 5WE

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## Tenure

The unit is available for a term of years to be agreed, on full repairing and insuring terms.

## Services

All mains services are understood to be connected, including drainage, water and 3-phase electricity. The workshop is heated by way of gas fired radiant heater.

## EPC D 93

## Planning

Class E

## Rent

£24,500 (exclusive) per annum

## Rates

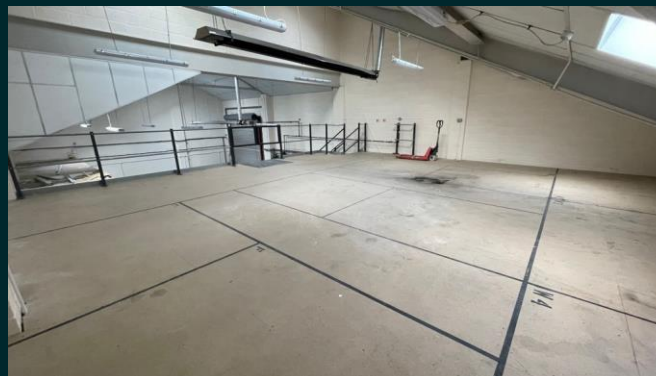
The rateable value for the current year is £16,250.

## Legal Costs

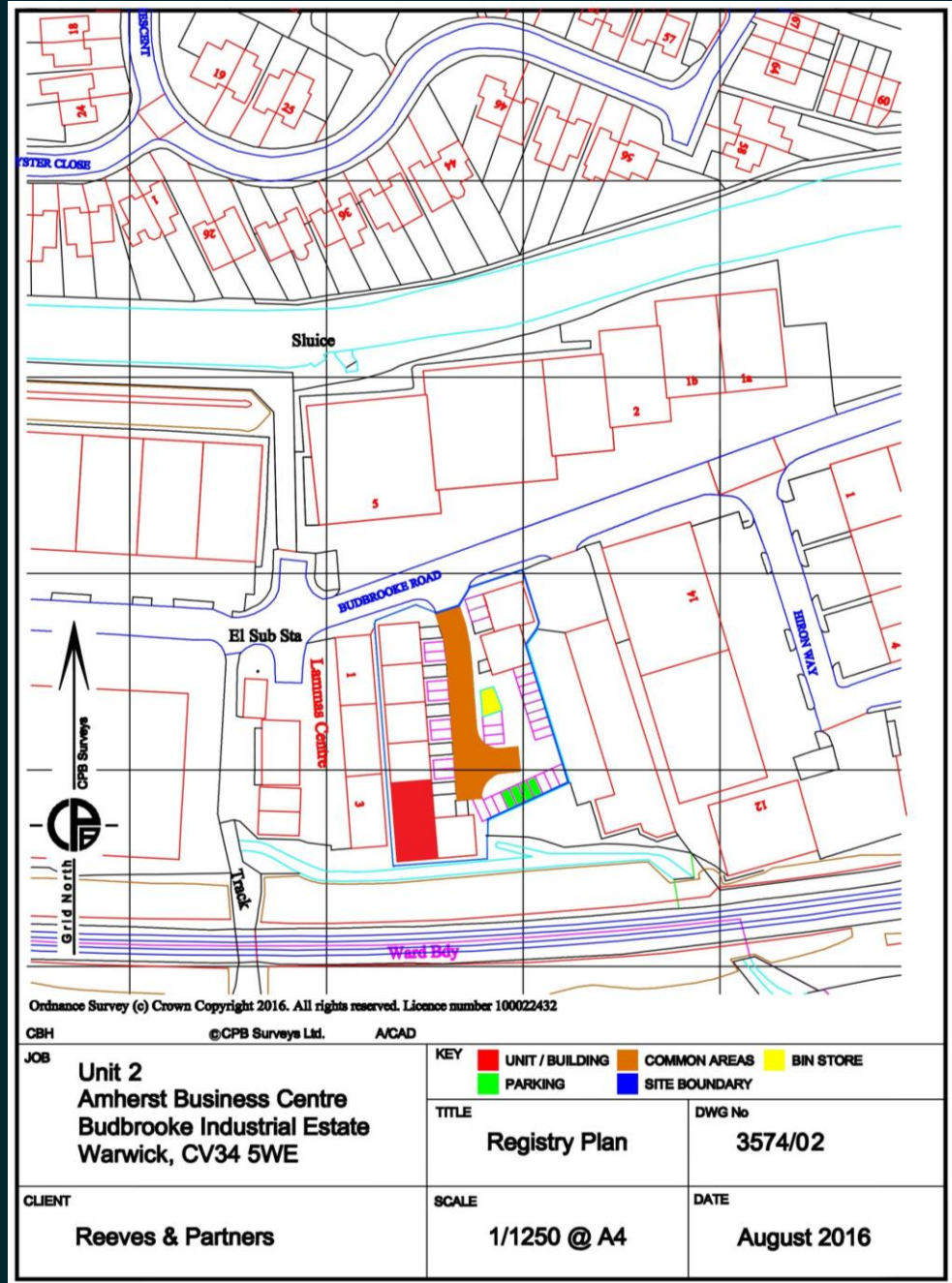
Each party to meet their own legal costs incurred in the transaction.

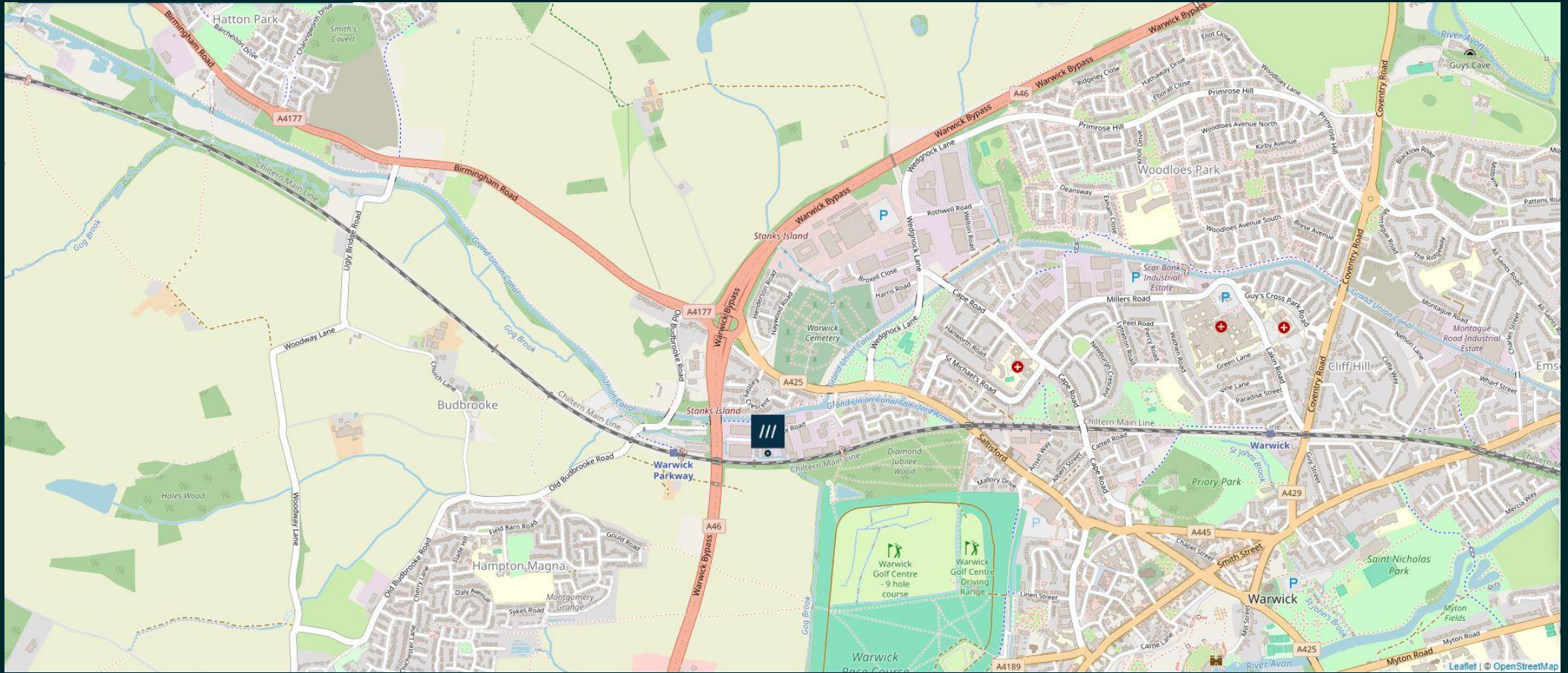
## Service Charge

A service charge will be levied to cover communal maintenance and landscaping for the estate, refuse collection, insurance for the common areas and management fees. Service charge is paid quarterly in advance and is subject to VAT. The figure for the year 1st January 2024 to 31st December 2024 is approximately £2,100 plus VAT.



# Site Plan – Unit 2 Amherst Business Centre





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