

FOR SALE

A rare freehold/redevelopment opportunity

Suitable for a variety of uses subject to planning permission



Guide Price

£600,000

Floor Area

**6,211 sq ft
577 sq m**

Site Area

**0.473 acres
0.191 hectares**

Address

Montague Road
Warwick CV34 5LW

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

Property Highlights

- 01 **Development Opportunity**
- 02 **Surrounded by a new residential development**
- 03 **Suitable for a variety of uses**
(Subject to planning)
- 04 **0.473 Acre Site** (approx)
- 05 **Excellent location**
close to A46 and M40
- 06 **2 x level access doors**
(Height - 3.1m)

Price

The property is available to purchase on a freehold basis with vacant possession with offers based on **£600,000**.

VAT to be confirmed.





Location

The property occupies a prominent position on Montague Road providing easy access to both Warwick and Leamington Spa Town Centres as well as the A46 in turn leading to the M40 and national motorway network. Crest Nicholson's Montague Point residential development is under construction adjoining the property.

Description

The property provides vehicle garage area and or storage / workshop space with office and ancillary accommodation. There are two level access doors to the garage storage / workshop garage area with 3.1m height access and the building provides various offices, mess room and kitchen with ancillary facilities.





Legal Costs

Each Party to pay their own legal cost incurred in this transaction.

Viewing

Strictly by appointment through the sole agents.

Tom Bromwich

 02476 308 901

 07718 037 150

 tom.bromwich@bromwichhardy.com

Mark Booth

 02476 308 900

 07497 150 632

 mark.booth@bromwichhardy.com



Bromwich Hardy LLP

1 The Cobalt Centre
Siskin Parkway East,
Middlemarch Business Park
Coventry CV3 4PE



Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. April 2024

Brochure design by Minke | www.minke.co.uk | 01926 336535.

