



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

To Let: £70,000 pax | 1295.98 sq m (13950 sq ft).

HOWKINS &
HARRISON

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

Industrial Warehouse Premises 1295.98 sq
m (13950 sq ft).

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



*an additional 4.95 acre plot of open storage land is available to let at £80,000pa on terms to be agreed.

Tenure

The property is available in March 2025 by way of a new lease on terms to be agreed.

Service Charge

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

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

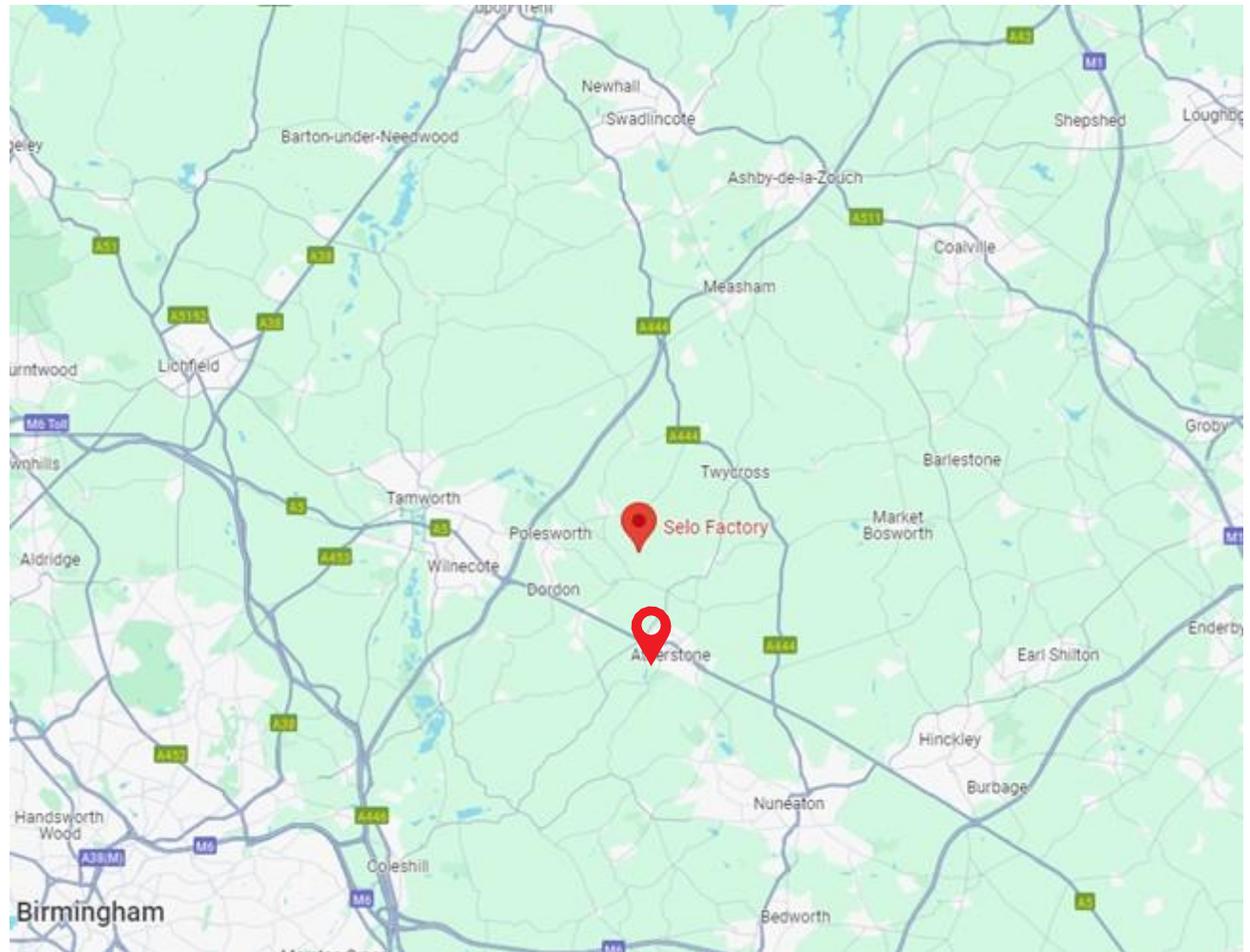
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Important Notice

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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