

Plot 1 & Plot 2, Lock Lane, Warwick CV34 5AG

TO LET

Industrial Warehouse Unit & Storage Land

12,949 Sq Ft (1,203 Sq M)

## **DESCRIPTION**

Plot 1 - The unit compromises an industrial unit with a trade counter front with refurbished office accommodation. The unit benefits from a generous yard to the rear comprising 0.30 Acres.

Plot 2 - Secure storage compound of hard standing concrete with secure palisade fencing and gated entrance extending 0.42 acres.

✓ Secure storage land

4.0 metre eaves height

Large yard



#### LOCATION

The property is located1 mile north of Warwick town centre in an established industrial location. The unit is situated 1 mile from the A46, providing the main access route.

## **ACCOMMODATION**

Gross Internal Areas	sq ft	sq m
Total	12,949	1,203

#### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in any transaction.

#### **BUSINESS RATES**

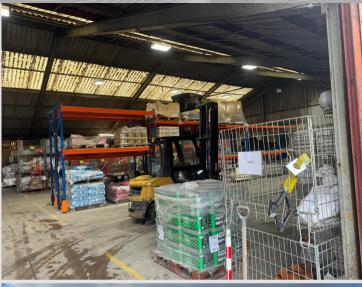
Current rateable value (1April 2023 to present) - £49,750

#### **TERMS**

The land and buildings are held leasehold and are available via subletting / assignment. Rent on application.

## **EPC**

D (93)





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#### **VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment:



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