



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

**TO LET**

Industrial Warehouse Unit & Storage  
Land

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

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

## DESCRIPTION

Plot 1 - The unit comprises 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 located 1 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
<b>Total</b>	<b>12,949</b>	<b>1,203</b>

## 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 (1 April 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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Regulated by RICS 28-Mar-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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