



Unit 1, Lock Lane, Warwick CV34 5AG

TO LET

Industrial Warehouse Unit

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

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DESCRIPTION

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.

- ✓ 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
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

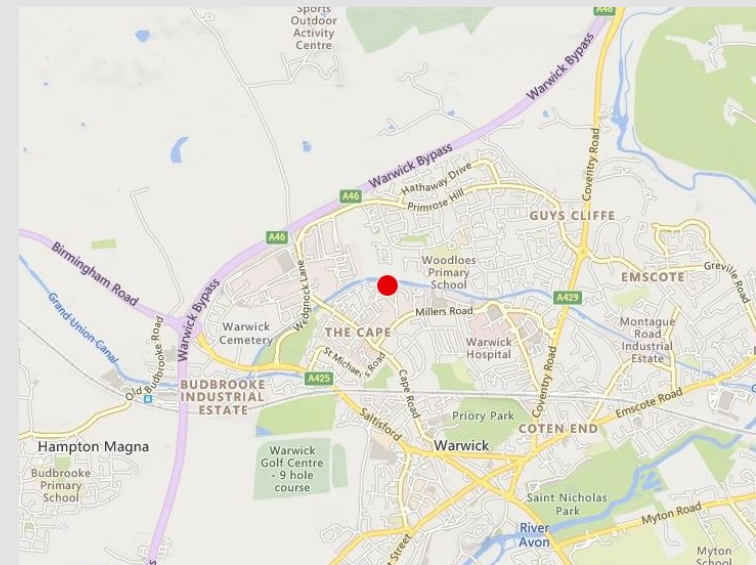
Current rateable value (1 April 2023 to present) - £49,750

TERMS

The unit is held leasehold and is available via subletting / assignment. Rent on application.

EPC

D (93)



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Regulated by RICS 24-May-2024

VIEWING & FURTHER INFORMATION

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