

Preliminary Details



To Let

Unit 13, Wellesbourne Distribution Park, Stratford Upon Avon, CV35 9JY

Recently Refurbished Fully Racked* Warehouse Unit - 60,359 sq ft

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**AVISON
YOUNG**

**Unit 13, Wellesbourne Distribution Park
Stratford Upon Avon**

Location

Wellesbourne Distribution Park is an established 59 acre distribution park located approximately 5 miles south of Junction 15 of the M40 motorway providing fast access to the national motorway network via the recently upgraded A429.

The property is situated to the west of Wellesbourne, immediately adjoining the A429 Loxley Road at its junction with the B4086 Stratford Road. The park benefits from excellent frontage to the A429.

Description

The unit comprises the following specification:

- Clear height - 9 m
- 4 dock level loading doors
- 2 level access doors
- Secure service yard (minimum 35 m yard depth)
- LED lighting throughout
- Two storey office accommodation
- Solar PV
- Floor loadings 50 kN / M2
- 58 car parking spaces (4 EV charging points)
- WC / shower facilities
- Fitted canteen and locker rooms
- Fully racked* - 6,046 pallet locations
(subject to discussions with the lessor)

Accommodation

| Description | Sq Ft | Sq M |
|--------------------|---------------|----------------|
| Warehouse | 54,363 | 5,050.5 |
| GF offices | 2,998 | 278.5 |
| FF offices | 2,998 | 278.5 |
| Total (GIA) | 60,359 | 5,607.5 |

Energy Performance Certificate

The property has an EPC rating of B26.

Tenure / Terms

The property is available by way of assignment / sub-lease with expiry in June 2032 (break option in June 2027). Alternatively, a new lease may be available directly from the landlord.

Rateable Value

Rateable Value (2023) - £405,000 per annum. Interested parties are however advised to make their own enquiries.

Services

We understand that all mains services are available to the building. The services have not been tested and prospective tenants should verify for themselves that services are in working order.

VAT

The lease of the property is subject to VAT at the prevailing rate where applicable.

Service Charge

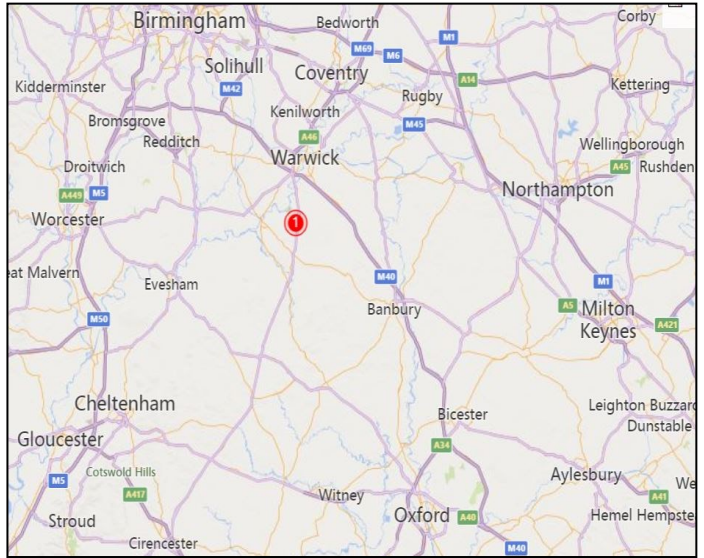
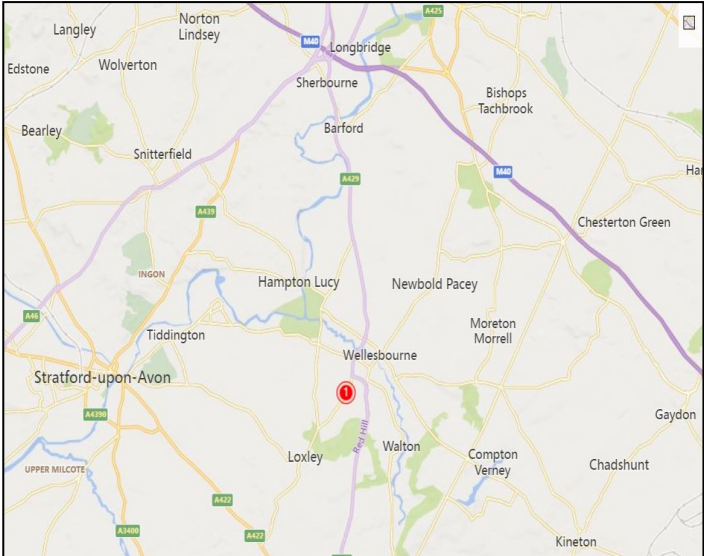
A service charge is payable for the maintenance and upkeep of the common areas of the estate. Further details available upon request.

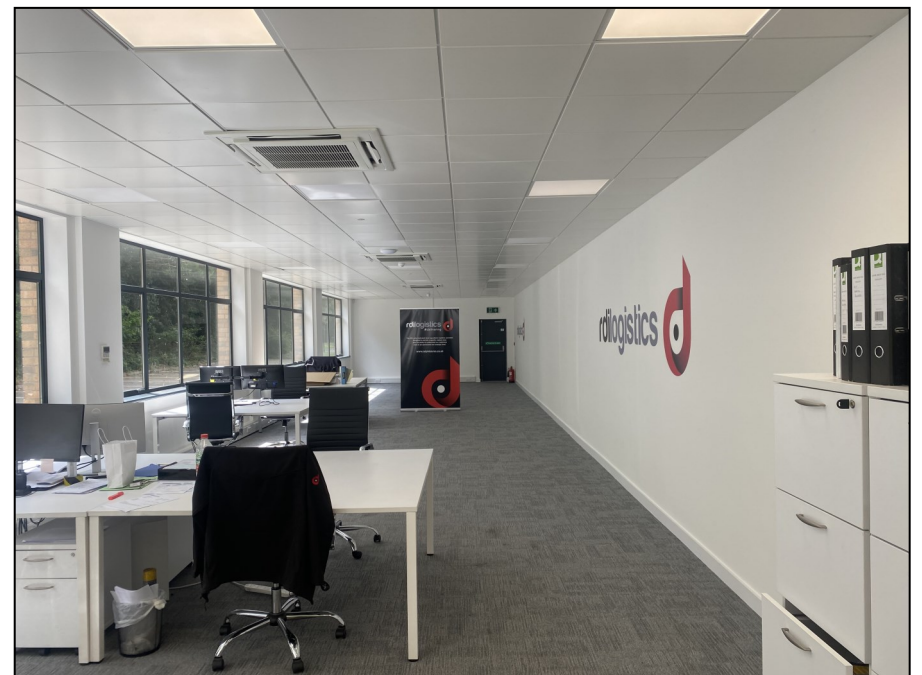
Legal Costs

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

Due Diligence

Any interested party will be required to provide the agent with company information to comply with Anti-Money Laundering legislation.





If you would like to know more please get in touch.

David Tew

Director
+44 (0)7920 005 081
david.tew@avisonyoung.com

Chris Hobday

Associate Director
+44 (0)7552 558551
chris.hobday@avisonyoung.com

Sam Forster

Graduate Surveyor
+44 (0)7552 540 560
sam.forster@avisonyoung.com

avisonyoung.co.uk

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

August 2023

Visit us online
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Orchard Court 4, Binley Business Park, Coventry, CV3 2TQ

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