



Fletchers Way, Warwick, CV35 9HD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£22,000 P.A

- Top Floor Office Space
- Strategic Location on Wellesbourne Distribution Park
- Secure Site
- Nine miles to Gaydon M40 J12
- Substantial Parking
- NIA: 121.20m² (1304 ft²)
- 5 Miles From M40 J15
- Good quality office accommodation

The opportunity to rent high quality office accommodation within the Wellesbourne Distribution Park. The property benefits from being self-contained and ample on-site parking.

Location

The property occupies a prime position within Wellesbourne Distribution Park located to the west of the Warwickshire town of Wellesbourne.

Fletchers Way is well-connected by road, with the A429 and A4189 passing nearby. This provides easy access to surrounding towns and cities. The property benefits from being 5 miles south of Warwick at Junction 15 of the M40 and 9 miles from Gaydon at Junction 12.

Description

The property provides the following Net Internal Area:
First Floor: 121.20m² (1304 ft²)

The office is self-contained within the premises and benefits from modern, open-plan accommodation. The premises are finished internally with raised access floors, for power and data cabling, heating/cooling systems and defused fluorescent light fittings within a suspended ceiling grid.

Parking can be tailored to requirement with 20 spaces readily available. The premises is suitable for any tenant looking to relocate their business and the office has its own dedicated access with no restrictions on hours of use.

Lease Terms

An effective full repairing and insuring Lease by way of a service charge for a minimum term of three years. Lease to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Services and Business Rates

All Utilities and Business Rates are to be covered within a service charge.

EPC Rating

EPC Rating is Band C 56.

VAT

VAT will be applicable to the rent and service charge.

Legal Costs

Each party will be responsible for their own professional fees.

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team: 01789 387882

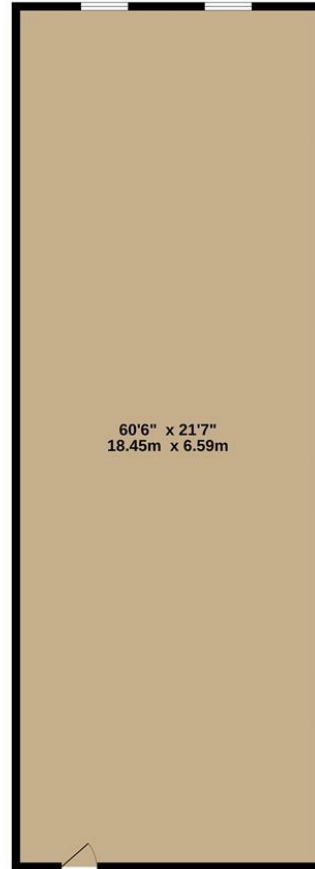
Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan

GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
Made with Metropix F2024.

For further information please email commercial@sheldonbosleyknight.co.uk