

# Wellesbourne

## Distribution Park

Junction 15 M40 Warwickshire

- Close to Junction 15 of the M42 Motorway
  - Design & Build Opportunities
  - Flexible Lease Terms Available

**TO LET**



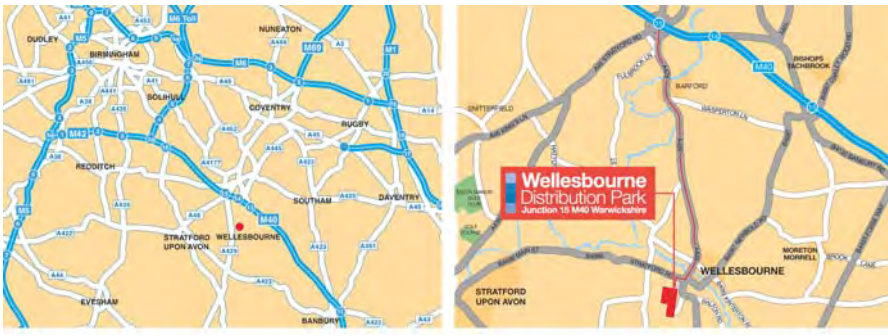
**Unit 9**  
**93,081 SQ FT (8,647.24 SQ M)**

SAT NAV REF:  CV35 9JY

[www.wellesbournedp.com](http://www.wellesbournedp.com)

A DEVELOPMENT BY

RESOLUTION



## LOCATION

Wellesbourne Park is situated to the west of Wellesbourne, immediately adjoining the A429 at its junction with the B4086 Stratford Road approximately five miles south of junction 15 of the M40 Motorway with easy access to both Warwick and Leamington town centres via the A429. There are also links to Coventry city centre via the A46 Warwick Bypass and good access to the Motorway network including the M6, M42 and M5 Motorways. Other amenities within twenty five miles of the property include Birmingham International Airport, Wellesbourne Airport, the National Exhibition Centre, the Royal Agricultural Society Showground and there are good rail links available from Warwick Parkway Station connecting to Birmingham and London city centres.



## DRIVE TIMES

|                        |             |               |
|------------------------|-------------|---------------|
| Birmingham             | 27.4 Miles  | 42 Mins       |
| London                 | 103.7 Miles | 2 hrs 12 Mins |
| Bristol                | 80.6 Miles  | 1hr 44 Mins   |
| Warwick                | 7.5 Miles   | 12 Mins       |
| Birmingham Int Airport | 25.4 Miles  | 35 Mins       |
| N.E.C                  | 24.1 Miles  | 30 Mins       |
| Stratford-upon-Avon    | 5.6 Miles   | 15 Mins       |

## DESCRIPTION

Unit 9 comprises a detached single storey warehouse / industrial building of steel portal frame construction.

The building benefits from:

- 4.3m clear working height
- Lighting
- Heating
- Sprinklers
- Single storey office accommodation

## ACCOMMODATION

| Description  | Sq M            | Sq Ft         |
|--------------|-----------------|---------------|
| Warehouse    | 7,866.52        | 84,677        |
| Offices      | 780.72          | 8,404         |
| <b>Total</b> | <b>8,647.24</b> | <b>93,081</b> |

## TENURE

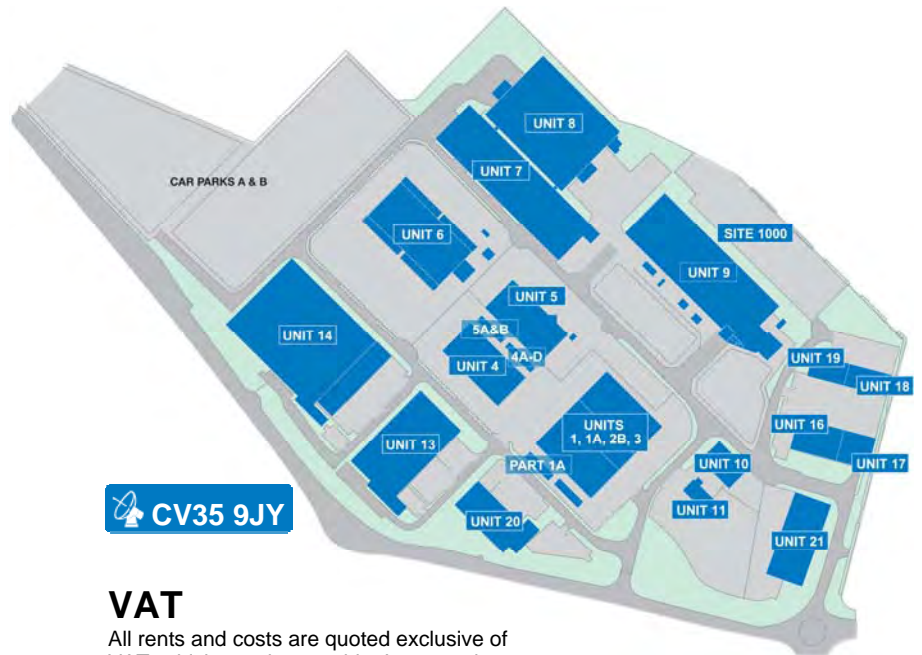
The unit is offered by way of a new lease.

## RENT

Upon application to the joint letting agents

## RATING ASSESSMENT

The property is described as warehouse and premises in the 2005 rating list with a rateable value of £290,000.



**CV35 9JY**

## VAT

All rents and costs are quoted exclusive of VAT, which may be payable. Interested parties should check with their own advisors.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the joint agents  
ehB Commercial 01926 888181 and  
North Rae Sanders 024 7663 6888

### MISREPRESENTATION ACT:

1. No description or information given by ehB Commercial and North Rae Sanders whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. ehB Commercial and North Rae Sanders do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller(s) or lessor(s). 2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information. 3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only. 4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee. 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

### CODE OF LEASING PRACTICE

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. Details are available from: [www.leasebusinesspremis.co.uk](http://www.leasebusinesspremis.co.uk)

