



Wareing & Company

TO LET

MODERN LIGHT INDUSTRIAL / WAREHOUSE UNIT



**UNIT 3 LADBROKE PARK
MILLERS ROAD
WARWICK CV34 5AE**

Gross Internal Area: 1,067 sq ft (99.13 sq m)
Plus Mezzanine of 512 sq ft (47.60 sq m)

- Modern End of Terrace Unit with a mezzanine office and storage
- Within easy reach of Town Centre and A46 Warwick Bypass
 - Suitable for car repairs
 - Immediate occupation available

RENT: £8,250 per annum (exclusive, no VAT)

**Telephone 01926 430700 / Fax 01926 430290
38 Holly Walk Leamington Spa Warwickshire CV32 4LY
www.wareingandcompany.co.uk**

Location

Ladbroke Park is located off Millers Road on the north side of Warwick town centre. It merges with Lakin Road and connects with Cape Road to the west and the A429 Coventry Road to the east so the estate is well placed for easy access to the town centre, Warwick Bypass (leading to J15 M40 and Coventry) and Leamington Spa.

Description

Ladbroke Park comprises a number of terraced industrial/warehouse starter units within a cul-de-sac. The subject property is an end of terrace of traditional steel portal frame construction having a pitched insulated roof with translucent roof lights and an eaves height of approximately 12'6" (3.80m), 16' (4.87m) to the apex. There is a WC, kitchenette, an overhead gas fired heater and a mezzanine which provides useful storage/office space but can be removed if not required. Access is via an up-and-over door with pedestrian door to the side and outside, there is a block work store which connects with the unit via the rear fire escape and a forecourt at the front provides car parking for 3 cars.

Accommodation

Gross internal ground floor area is **1067 sq ft (99.13 sq m)** based upon a depth of 47'4" (14.43m) and width of 22'6" (6.87m). The mezzanine extends to **512 sq ft (47.60 sq m)** so the total area available is **1579 sq ft (146.73 sq m)** with an external store at the rear providing additional storage.

Services

All main services are connected to the property. Neither the Landlord nor Wareing and Company can provide any guarantees or warranties in respect of these.

Rating Assessment

Rateable Value: £8,600

Rates Payable: £3,938.80 (2012/13)

Small Business Rate Relief may be available. We would recommend enquiries are made with the Business Rates Department at Warwick District Council on 01926 410410 regarding eligibility.

Lease Terms

A new full repairing and insuring lease will be granted for a term to be agreed with a service charge for the upkeep of the estate road and reimbursing the Landlord with the building insurance premium.

Rent

£8,250 per annum exclusive of VAT, service charge, business rates and all other outgoings payable quarterly in advance. VAT will not be payable on the rent but will be on the service charge.

Legal Costs

Each party will be responsible for their own costs incurred in this matter.

Viewing

By a prior arrangement with the sole agent:

Mark Thompson MRICS

Tel: 01926 430700

Email: mark.thompson@wareingandcompany.co.uk

IMPORTANT NOTICE

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing.

Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.

