



TO LET

- Strategic Location on Wellesbourne Distribution Park
- Five miles to Warwick M40 J15
- Nine miles to Gaydon M40 J12
- Good quality office accommodation
- Secure site
- 20 allocated car park spaces
- 178.97m2 (1,926sq ft)

£28,000 plus Vat pax

Fletchers Way

WELLESBOURNE
WARWICKSHIRE
CV35 9HD



Fletchers Way

WELLESBOURNE

Location

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

It is approximately five miles south of Warwick at Junction 15 of the M40 and nine miles from Gaydon at Junction 12.

Access to the M40 is provided by the adjacent and recently upgraded A429 trunk road. The property also sits on the B4086 Stratford Road.

Description

A self-contained modern first floor office premises which is finished internally with raised access floors for power and data cabling heating/cooling systems and defused fluorescent light fittings within a suspended ceiling grid.

The offices are a mixture of open plan accommodation with a separate boardroom and meeting rooms. The office has its own dedicated access with no restrictions on hours of use.

Externally it provides a secure site with 20 allocated car parking spaces. The car park and servicing areas are well lit.

Accommodation

The property provides the following internal floor area measured according to IPMS3-Office.

Offices - 174.67m² (1,880 sq.ft.)
Kitchen - 4.3m² (46 sq.ft.)
Male/Female & Disabled WC

Total IPMS 3 - 178.97m² (1,926 sq.ft.)

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 & Business Rates

All utilities are separately metred. Business rates to be reassessed.

Legal costs & VAT

Each party will be responsible for their own professional fees.

VAT will be applicable to the rent.

EPC

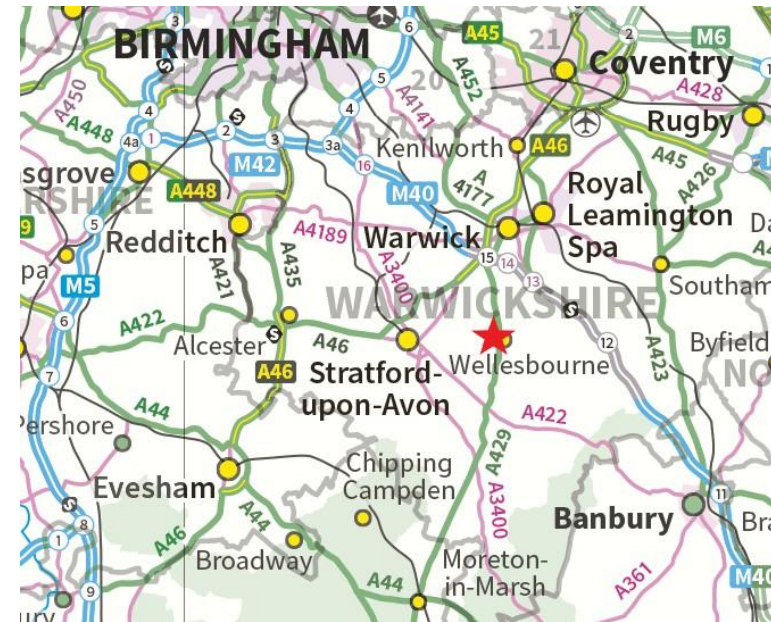
Energy Efficiency Rating TBC.

Viewing

To discuss the property or to arrange a viewing please contact Suzanne James or Mark Treadwell.

01789 292310

mtreadwell@sheldonbosleyknight.co.uk



Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: **01926 430555**

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: **01926 857595**

Stratford-Upon-Avon
Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

Shipston-on-Stour
The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: **01608 661666**

Evesham
1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: **01386 414900**

Evesham (Commercial)
6 Abbey Lane
Evesham
Worcestershire
WR11 4BN
Tel: **01386 765700**

Exceeding the Standard

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