



ehB
Reeves
commercial property experts

To Let

4,476 sq.ft (416 sq.m)

Large Warehouse - To Let

The Warehouse At Broadwell House Farm, Broadwell, Warwickshire, CV23 8HF

Accommodation

The accommodation comprises an agricultural warehouse facility, which is detached with a concrete loading apron. Car parking is available adjacent to the building. The property is of a conventional steel portal frame design, constructed to an eaves height of 5.95m. The unit is constructed with walls of cladding with the property being surmounted by a cement fibre roof incorporating translucent roof lights., the unit has been partially insulated.

The unit benefits from three-phase electricity and floodlights internally.

The unit also enjoys Communal WC facilities

Location

Broadwell is located just off the A426, mid-way between the market town of Southam and the village of Dunchurch, on the outskirts of Rugby. Broadwell is a picturesque small village and is identified on the attached location map. The warehouse facility sits within a complex of agricultural buildings and offices, which have been developed through a sympathetic conversion of red brick period barns.

Tenure

For a term to be negotiated.

Services

All mains services with the exception of gas are connected to the building.

Planning

Sui Generis for car restoration, car hire and car storage. The use class of the building for general car repairs , recovery or MOT station will not be permitted. Other uses considered

SAT NAV: CV23



3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

George Riley

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Rent

£17,500 per annum + VAT (exclusive) to be paid quarterly in advance.

Rates

The building is currently not on the rating list as it has been constructed for agricultural purposes. The in-going tenant will be responsible for any business rates that may become payable in the future.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

Vat is applicable.

