

TO LET

LIGHT INDUSTRIAL UNIT

**UNIT 4 AMHERST BUSINESS CENTRE
BUDBROOKE INDUSTRIAL ESTATE
WARWICK
CV34 5XH**



- **Ground Floor 94.75 sq.m (1,020 sq. ft)**
 - **Mezzanine 25.45 sq.m (274 sq.ft)**
 - **Up to 5 car parking spaces**
 - **Eaves height of 14 ft**
 - **Close vicinity to the A46**

RENTAL: £9,500 per annum

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

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:-

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. 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.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. 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.
5. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. 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. Reeves & Partners 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 to the correctness of each of them; (iii) no person in the employment of Reeves & Partners 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.

Unit 4 Amherst Business Centre, Budbrooke Industrial Estate, Warwick

LOCATION

Located within a small modern industrial estate, the unit is in a prime position for occupiers looking to locate within close proximity of the A46 and Warwick Bypass. The property is approximately 2 miles to the north of Junction 15 of the M40, giving access to the national motorway networks. North Warwick train station and Warwick town centre are within half a mile radius.

DESCRIPTION

The unit is traditionally constructed with an eaves height to 14 ft, and benefits from allocated car parking spaces with additional visitor space available. The unit is built of traditional brick and blockwork surmounted by a pitched slate roof. The unit also benefits from a roller-shutter door, 3-phase electricity, gas central heating and an intruder alarm. A mezzanine floor has been added providing storage space.

ACCOMMODATION

Ground Floor:

Warehouse, Office and toilets.

94.75 sq.m (1,020 sq.ft)

Mezzanine floor

25.45 sq.m (274 sq.ft)

TENURE

The unit is available for a term of years to be agreed, on full repairing and insuring terms.

RENT

£9,500 per annum exclusive.

VAT

Rent is subject to VAT.

SERVICES

All mains services are understood to be connected, including drainage, water and 3-phase electricity. The workshop is heated by way of an overhead gas-fired warm air blower.

RATES

The RV (2017) is £10,000.

The current UBR (2018-2019) is 49.3p in the pound.

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EPC

F,134.

SERVICE CHARGE

A service charge will be levied to cover communal maintenance and repairs for the premises, currently at £1,252 plus VAT per annum, charged quarterly in advance.

LEGAL COSTS

The ingoing tenant to pay a contribution of £650 plus VAT towards the landlord's reasonable legal costs incurred in the preparation and stamping of the lease.

VIEWING

By prior arrangement through Reeves & Partners.

