



TO LET

INDUSTRIAL / WAREHOUSE UNIT



Unit 1 at Littleworth Farm, Norton Lindsey, Warwick

-  Richard Johnson
-  Sephie Portwood
-  01789 415628
-  richard@westbridgecommercial.co.uk
-  www.westbridgecommercial.co.uk

- 6,000 sq ft (557 m²)
- High Grain Store Building
- Close to J15 of M40
- £30,000 pa + VAT

Unit 1 at Littleworth Farm, Norton Lindsey, Warwick CV35 8HD

Location:

From the Stratford direction head on the A46 towards the M40. At the roundabout before J15 take the first turning onto the B4463, turn left onto the Warwick Rd just before the junction of the A4189. Continue on, cross over the M40 on a bridge and then Littleworth Farm is located on your left hand side.

Description:

This unit is set within Littleworth Farm with access via a 5.03m wide and 6.0m in height roller shutter door, with a pedestrian doorway to the right of the roller shutter. Leading into the open plan warehouse space with a minimum eaves height of 6.42m and a ridge height of 8.45m. The unit has a concrete floor and concrete walls surrounding the inside of the unit. At the moment lighting comes from the clear roofing panels but the landlord can provide LED high bay lights.

Water and 3 phase power are available in the unit and toilet facilities will be made available on site. The property is conveniently located close to junction 15 of the M40 motorway. The front of the unit offers parking for 6 cars, with a concrete area due to be laid shortly.

Floor Area:

Gross Internal Area (GIA) is 6,000 sq ft (557 m²)

Price:

£30,000 Per Annum

Tenure:

New Lease Available

Service Charge:

At the time of print no service charge was levied.

Rateable Value

Not yet rated, source: www.voa.gov.uk.

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

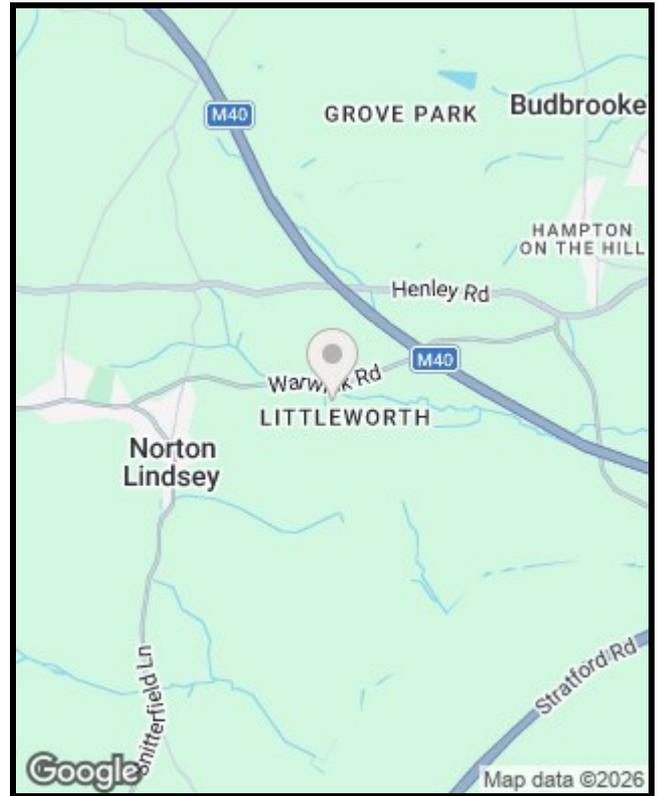
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is to be confirmed.
A full copy of this report will be available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:



Richard Johnson:

Westbridge Commercial Ltd
1st Floor Offices
3 Trinity Street
Stratford Upon Avon
CV37 6BL
Tel: 01789 415 628
richard@westbridgecommercial.co.uk

GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.



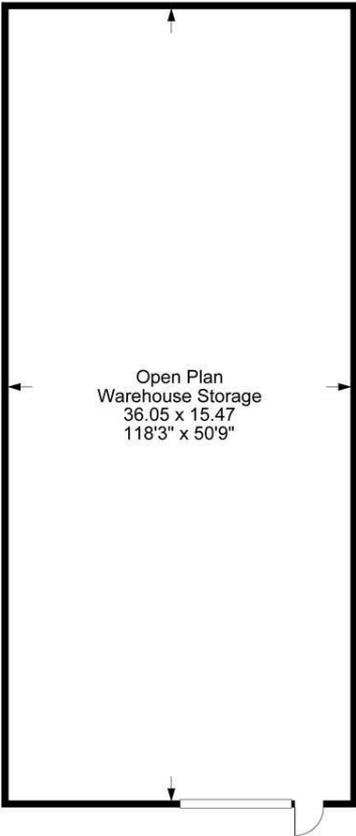


Illustration for identification purposes only, measurements are approximate, not to scale.