



# FOR SALE

## INDUSTRIAL UNIT



3 Barford Exchange, Wellesbourne Road, Warwick, CV35 8AQ



Richard Johnson



Sophie Portwood



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[www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk)

- 2,121 sq ft or 197.12 m2 NIA
- Well Presented Offices
- 2 Miles from M40 J15
- 999 Year Leasehold Title
- £439,950 + VAT

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## Location:

Exiting the M40 at junction 15 head South on the A429 towards Barford, just past the village of Barford take the left turning for the Wellesbourne Rd and Barford Exchange is the first left hand turning.

## Description:

The property is accessed via a pedestrian door way at ground floor level leading to a hall with stair well. Turning left you enter into the reception area with a separate Directors office or meeting room with three windows to the front elevation. Beyond the reception is a main open plan office room with three windows to the far wall, suspended ceiling tiles and a climate control system. To the right hand side is a server room, disabled access toilet, standard toilet and kitchen. From the main entrance hallway the stairs lead to first floor level from the hall at the top of the stairs. The first floor accommodation is laid out with an open plan office with windows to the far elevation overlooking fields with a climate control system, separate Directors office or meeting room with a further board room with part clear screen partitioning and a window to the rear elevation.

The property has allocated 8 parking spaces externally and the grounds are maintained by a common service charge agreement.

## Floor Area:

Net Internal Area (NIA) 2,121 sq ft or 197.12 m<sup>2</sup>

## Price:

£439,950 + VAT

## Tenure:

999 Year Leasehold Title.

## Service Charge:

£677.60 quarterly service charge payable (2025/26)

## Rateable Value

Current rateable value (1 April 2023 to present) £26,500 source: [www.voa.gov.uk](http://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.

## Legal Costs:

Each party pays their own legal costs.

## 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 = B.

A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

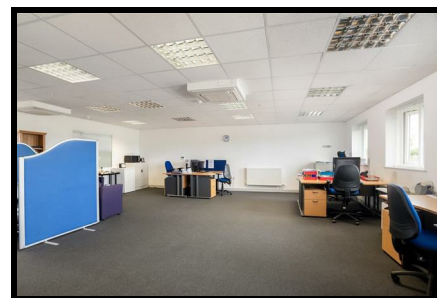


## Richard Johnson:

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## 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](http://www.westbridgecommercial.co.uk).



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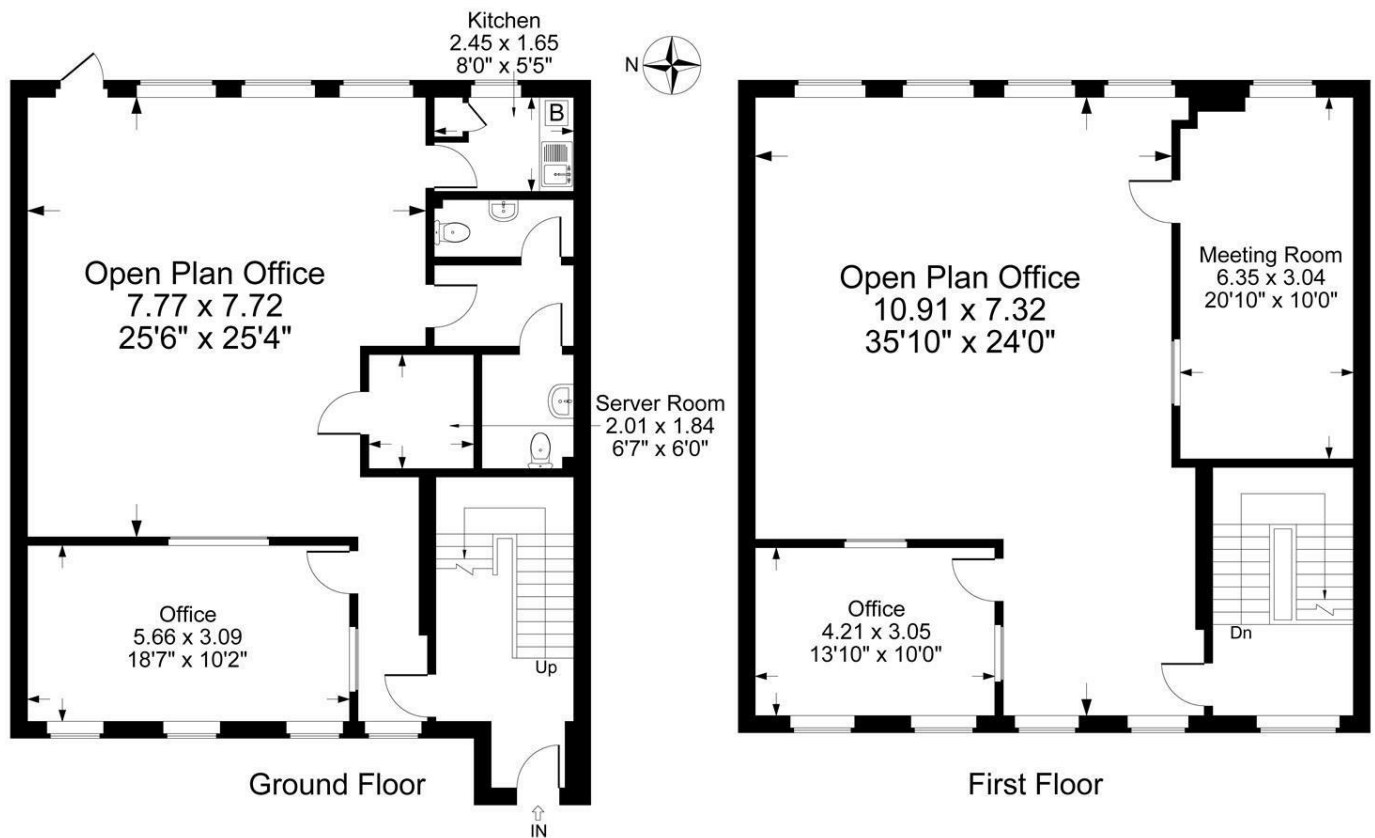


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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