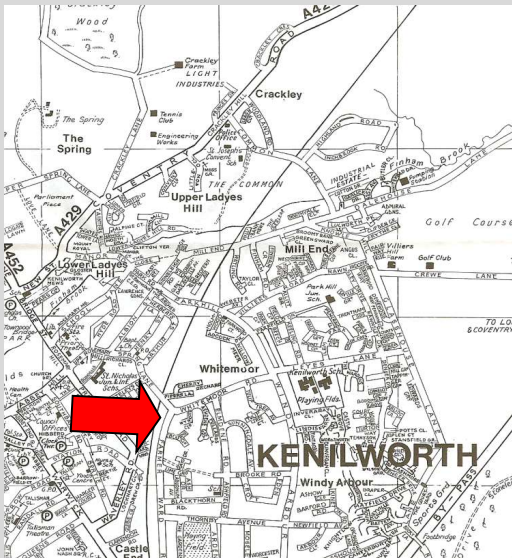


To Let

Unit 10

Bridge Works, Farmer Ward Road, Kenilworth, CV8 2DH

Industrial



- 250 sqm / 2,690 sqft [approx] GIA
- The Landlord will redecorate the unit and provide new LED lighting
- Clear open plan warehouse with good natural light
- Established location – close to Kenilworth Railway Station / town centre
- Good links to A46 and on to the M6 & M40
- 24/7 access
- Vacant and available for early occupation.

Location – Unit 10 forms part of Bridge Works an industrial complex on Farmer Ward Road in Kenilworth. Located to the east of the town centre and has frontage to both Farmer Ward Road and Spring Lane / Whitemoor Road. Access is off the car park and yard area on Spring Lane opposite its junction with Cherry Orchard.



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Description - a single level "L" shaped unit accessed from the car park area via a personnel door or electric roller shutter door / loading dock. Internally the walls are painted brickwork, the ceiling is white painted concrete planks surmounted by a flat roof. The unit has a concrete floor and very good natural light and offers flexible space.



Accommodation - The gross internal floor [GIA] area of the unit is approximately 250 sqm / 2,690 sqft. The unit has an internal ceiling height of 3.5m / 11ft 6" approx. and the main bay 23.4m x 9.3m [73ft 6" x 30ft 6"] approx. offers clear open plan accommodation. An office / store room and toilets are to the side of the warehouse area. These areas have been measured in accordance with the RICS Code of Measuring Practice and relate to approximate gross internal floor areas.

Tenure - The unit is available to let on a flexible lease for terms between 3 and 10 years with provision for rent reviews in an upward only direction at the expiry of every third year. The lease will effectively be drawn on an Internal repair basis and will be outside the provisions of s24-28 of the Landlord & Tenant Act 1954 in relation to Security of Tenure.

Services - The property benefits from connections to mains water, drainage, gas, electricity [single and 3 phase]. The warehouse has a gas fired warm air blower unit. Lighting throughout is generally fluorescent but the Landlord will upgrade these to LED lighting and redecorate the unit as part of a new lease. None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

Rental - £20,000 per annum exclusive, to be payable quarterly in advance by banker's standing order.

Business rates - Listed as Warehouse and premises with an RV £12,000 in the 2017 Rating List. Potential occupiers should establish if they qualify for any Rates Relief by contacting Warwick District Council on 01926 450000.

Service charge - A service charge will be levied to cover external maintenance and repair, water rates and buildings insurance. For 2021 this is estimated at £730pa.

VAT - We are advised that VAT will be payable on the rental and any service charge.

Town Planning - Prospective tenants are to satisfy themselves as to the suitability of the premises for their proposed use. No warranty is provided in terms of planning use.

EPC - Bridge Works are rated as D91.

Legal costs - The incoming tenant is to make a contribution of £350 + VAT towards the landlord's legal costs.

For further information & viewing contact – Charles Smith BSc FRICS on 07801 869867

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