

**TO LET UNIT 18**

**NEW INDUSTRIAL /  
WAREHOUSE UNIT**

**9,582 sq ft (890.24 sq m)**

**WDP**

**Wellesbourne  
Distribution Park**

Stratford Upon Avon CV35 9JY

**Junction 15 M40**



**Established 59 Acre  
Distribution Park**



**Immediately  
Available**



**Strategic M40  
Location**



**Secure Estate with 24/7  
Gatehouse Security**



# WDP Distribution Park



**WDP** is a significant, established 59 acre distribution park approximately 5 miles south of Junction 15 of the M40 motorway providing fast access to the national motorway network via the recently upgraded A429.

Situated to the west of Wellesbourne, immediately adjoining to the

A429 at its junction with the B4086 Stratford Road, the park benefits from excellent frontage to the A429.

With excellent transport communications, the Birmingham to London Marylebone (Chiltern) railway line is accessible from Warwick Parkway, Warwick and Leamington Spa railway stations.





## SPECIFICATION WAREHOUSE

-  Clear height - 7m
-  6 level access doors
- P** Loading forecourt and parking  
(Additional yard area available by negotiation)
-  Floor loadings 37.5kN/m<sup>2</sup>
-  Power - 138KVA
-  EPC rating of C63

## OFFICES

Brand new double storey office accommodation.

- Open plan
- Reception
- Kitchen
- LED lighting
- Heating
- Raised access floors



## TERMS

The property is available to let on terms to be agreed, exclusive of all occupational costs and VAT.

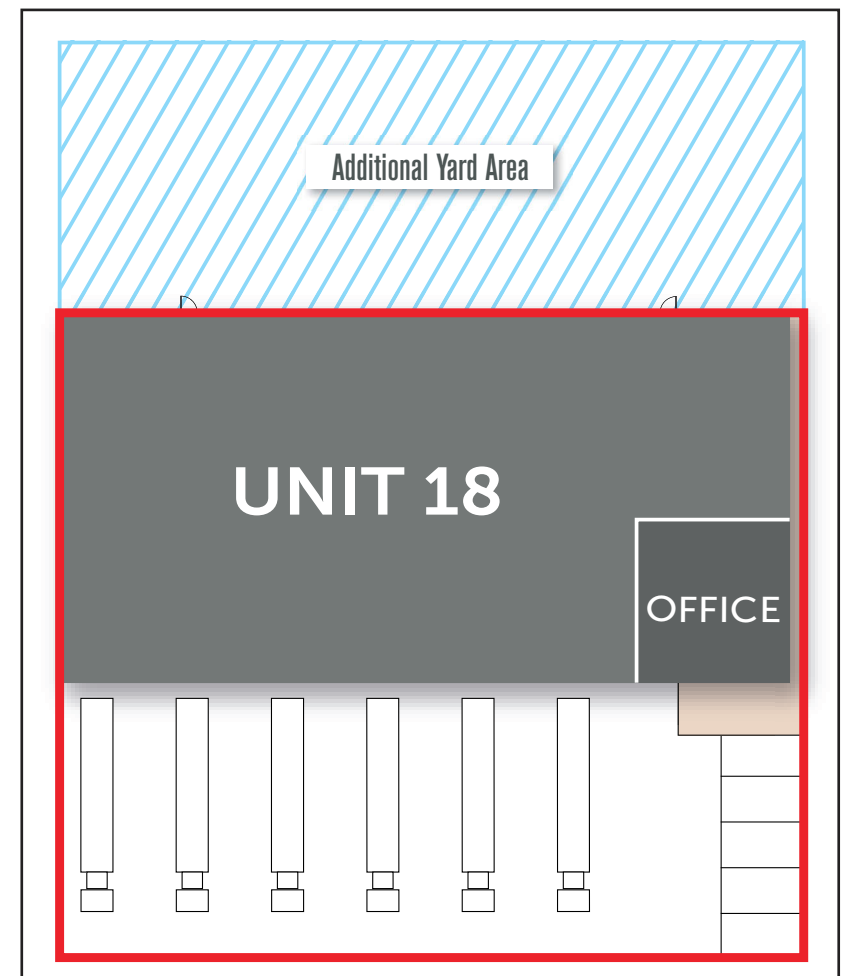
A service charge is payable.

## UNIT 18

Warehouse	8,212 sq ft	762.92 sq m
GF offices	685 sq ft	63.66 sq m
FF offices	685 sq ft	63.66 sq m

<b>Total</b>	<b>9,582 sq ft</b>	<b>890.24 sq m</b>
--------------	--------------------	--------------------

Approx GIA





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



SAT NAV CV35 9JY

## ROAD

J15 M40	5.5 miles	10 mins
J12 M40	9 miles	16 mins
Birmingham	36 miles	45 mins
Bristol	79 miles	1hrs 45 mins
London	97 miles	2hrs
Manchester	128 miles	2hrs 20 mins

## AIRPORTS

Coventry	18 miles	28 mins
Birmingham	25 miles	28 mins
East Midlands	60 miles	1 hr 3 mins
Heathrow	84 miles	1 hr 20 mins

## SEAPORTS

Southampton	113 miles	2 hrs
Liverpool	132 miles	2 hrs 10 mins
Felixstowe	162 miles	3 hrs
Dover	183 miles	3 hrs
Bristol	80 miles	1 hr 45 mins
Portbury	80 miles	1 hr 40 mins

## RAILPORTS

DIRFT	30 miles	42 mins
Hams Hall	33 miles	39 mins

## VIEWING

For further information or to view contact:



**LUKE THACKER**  
07733 308 558  
luke.thacker@cbre.com

**PETER MONKS**  
07766 504 989  
peter.monks@cbre.com



**JAMES DARBY**  
07951 147 417  
james.darby@darbykeye.co.uk

**CHRIS KEYE**  
07951 147 421  
chris.keye@darbykeye.co.uk

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective 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 accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. December 2019.