

# TO LET UNIT 13

**INDUSTRIAL /  
WAREHOUSE UNIT**

**60,359 sq ft (5,607.5 sq m)**

**Fully Refurbished**  
**Available June 2022**

# WDP

**Wellesbourne  
Distribution Park**

Stratford Upon Avon CV35 9JY

**Junction 15 M40**



Indicative image



**Established 59 Acre  
Distribution Park**



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



**Strategic M40  
Location**



**To be  
Refurbished**

# Wellesbourne Distribution Park



UNIT 13

TO LET

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 - 9m
-  Secure service yard
-  4 dock level loading doors
-  2 level access doors
-  58 car parking spaces
-  LED Lighting
-  Solar panels
-  Floor loadings 50kN/m<sup>2</sup>
-  EPC rating TBC

### Offices - Double storey office accommodation

- Reception
- Heating/cooling ventilation system
- LED Lighting
- Sanitary & shower facilities
- 4 EV charging points

## UNIT 13

Warehouse	54,363 sq ft	5,050.5 sq m
GF offices	2,998 sq ft	278.5 sq m
FF offices	2,998 sq ft	278.5 sq m

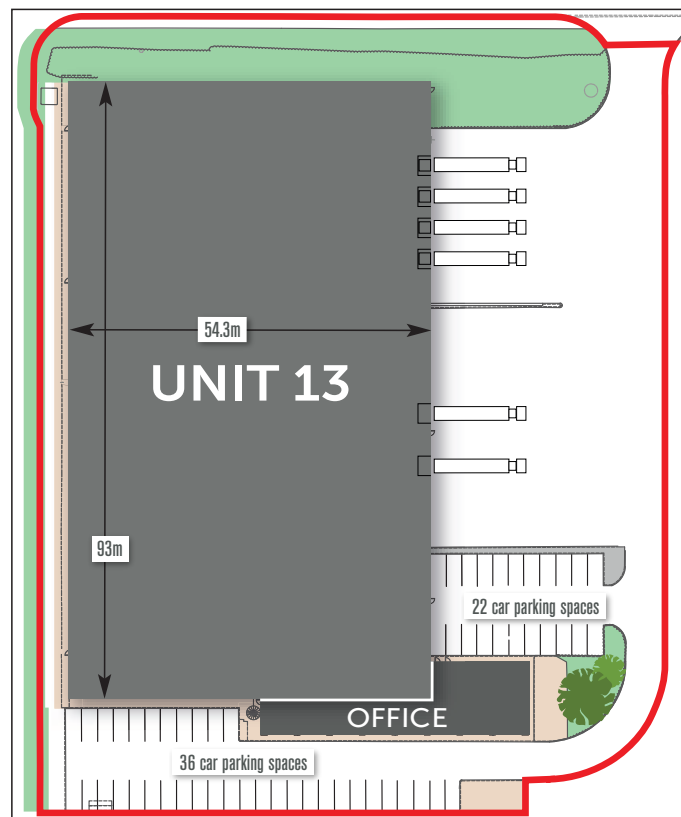
**Total**                      **60,359 sq ft**                      **5,607.5 sq m**

Approx GIA

## TERMS

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

A service charge is payable.





**SAT NAV CV35 9JY**

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

**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:

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