

TO LET UNIT 20

**INDUSTRIAL /
WAREHOUSE UNIT**

25,135 sq ft (2,335.1 sq m)

**Fully Refurbished
Immediately Available**

WDP

**Wellesbourne
Distribution Park**

Stratford Upon Avon CV35 9JY

Junction 15 M40



**Established 59 Acre
Distribution Park**



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



**Strategic M40
Location**

Wellesbourne Distribution Park



UNIT 20

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.

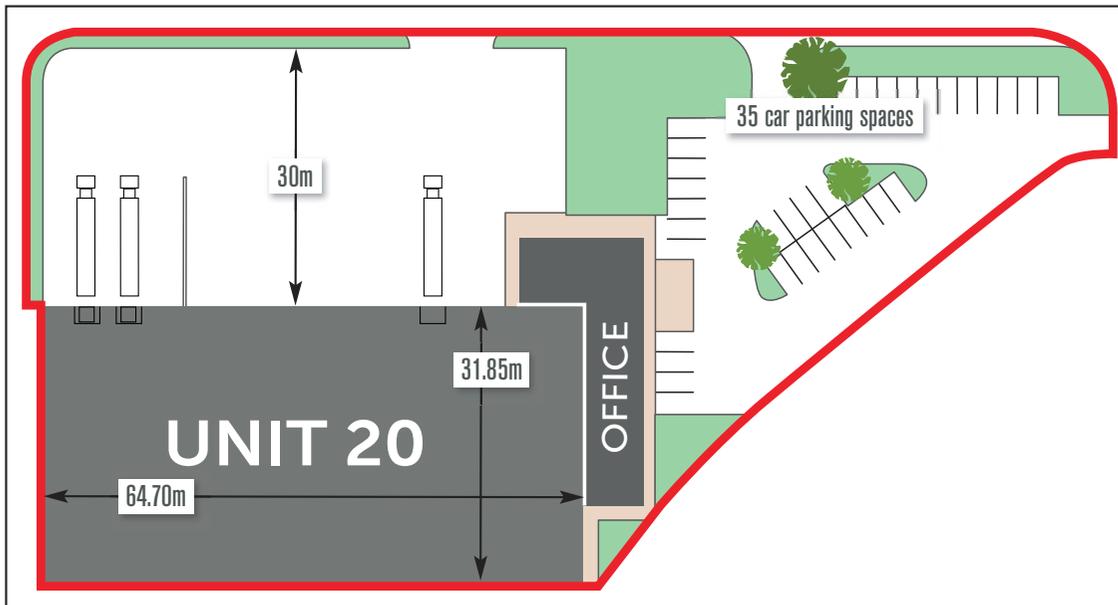
SPECIFICATION

Warehouse

- ↑ Clear height - 8m
- 🛡️ Secure 30m service yard
- 🚚 2 dock level loading doors
- 🚪 1 level access door
- P 35 car parking spaces
- 💡 LED Lighting
- ☀️ Solar panels
- ✅ EPC rating A

Offices

- Reception
- Central heating
- LED Lighting
- WC's and kitchen areas
- 2 EV charging points



UNIT 20

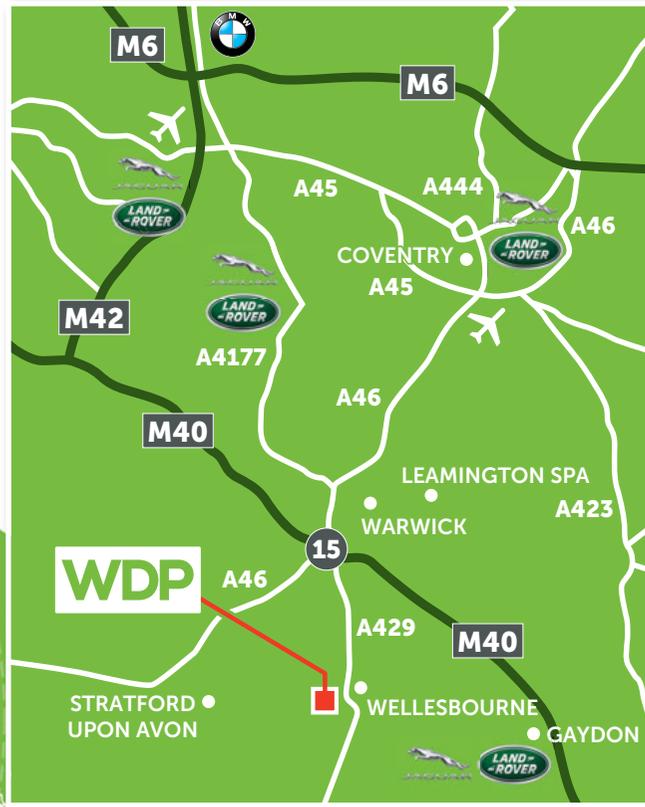
Warehouse	21,985 sq ft	2,042.5 sq m
Office	3,150 sq ft	292.6 sq m
Total	25,135 sq ft	2,335.1 sq m

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

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:

CBRE
+44 (0)121 616 5555
www.cbre.co.uk

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

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

Darby Keye
darbykeye.co.uk
0121 647 3541

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

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

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