

TO LET UNIT 18

**MODERN 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/m2
-  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.

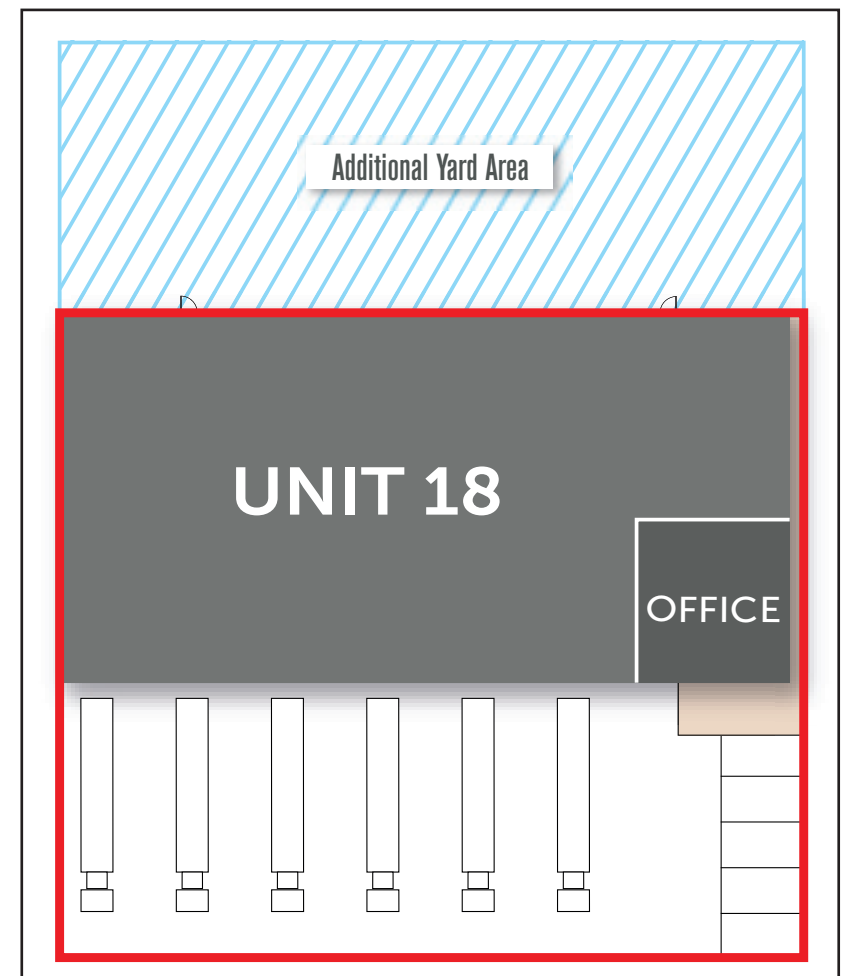
A service charge is payable.

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

Total	9,582 sq ft	890.24 sq m
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Approx GIA





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:

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