

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

Wellesbourne 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
- 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

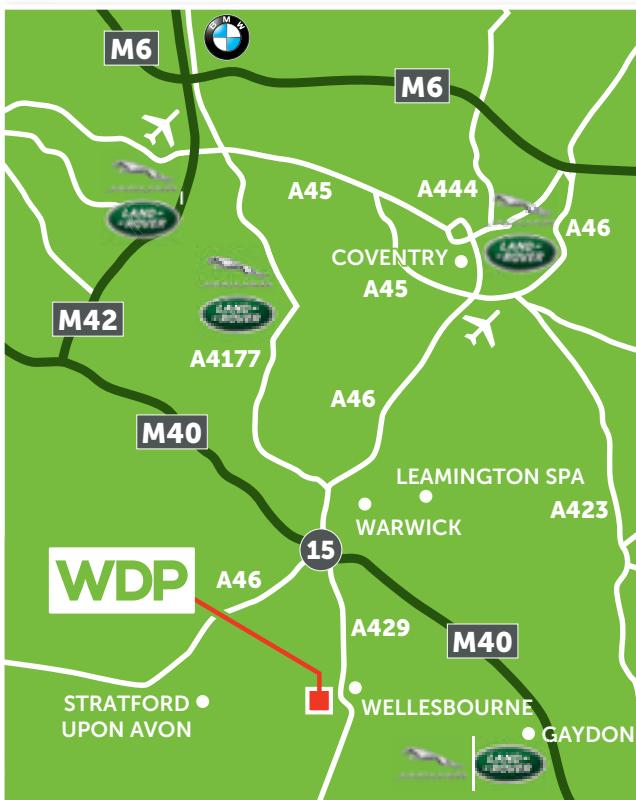
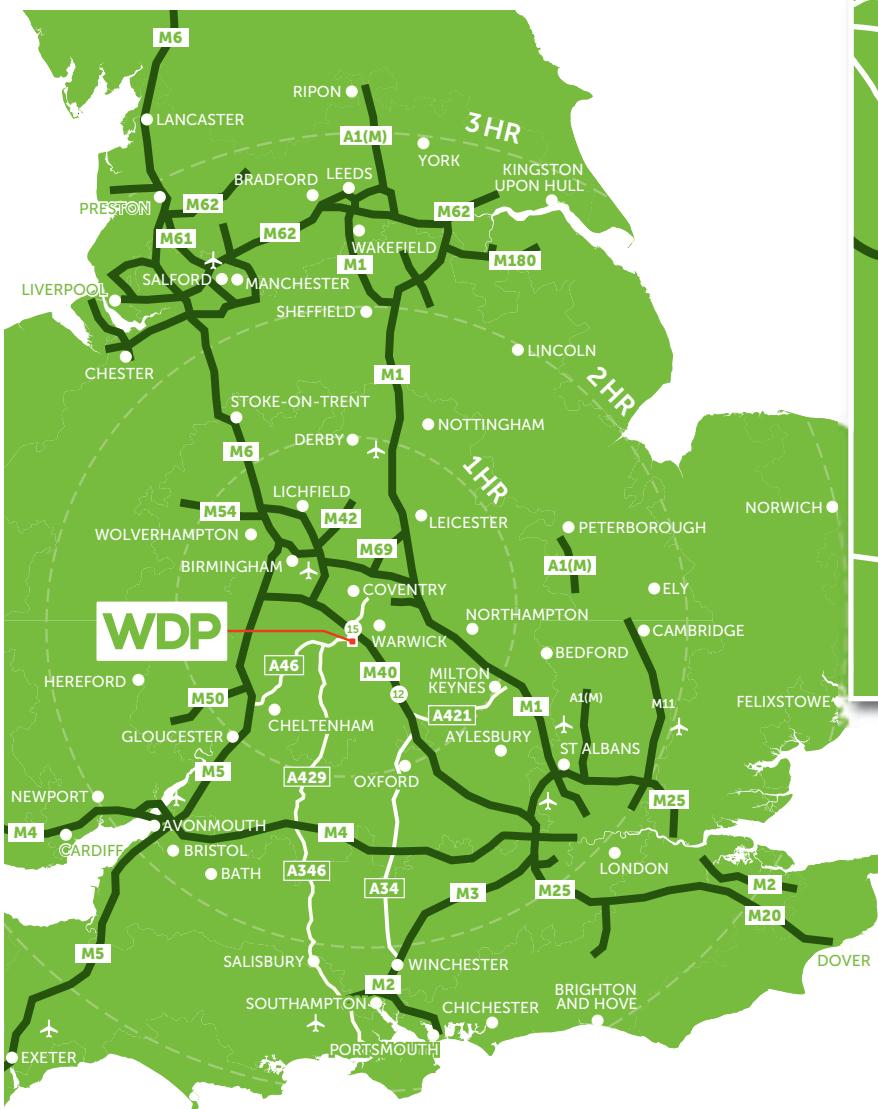
Warehouse	8,212 sq ft	762.92 sq m
GF offices	685 sq ft	63.66 sq m
FF offices	685 sq ft	63.66 sq m
Total	9,582 sq ft	890.24 sq m

Approx GIA

Additional Yard Area

UNIT 18

OFFICE



SAT NAV CV35 9JY

VIEWING

For further information or to view contact:

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