

TO LET UNIT 17

**MODERN INDUSTRIAL /
WAREHOUSE UNIT**

10,448 sq ft (970.6 sq m)

To be Refurbished

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.

Wellesbourne Distribution Park

SPECIFICATION WAREHOUSE

-  Clear height - 6.75m approx
-  2 roller shutter doors
- P** Loading forecourt and 5 car parking spaces
- ✓ EPC rating of C (subject to refurbishment)

OFFICES

To be refurbished to include:

- Double storey office accommodation
- Open plan
- Reception
- Kitchen/welfare
- LED lighting throughout
- Heating system
- Raised access floors

TERMS

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

SERVICE CHARGE

A service charge is payable.

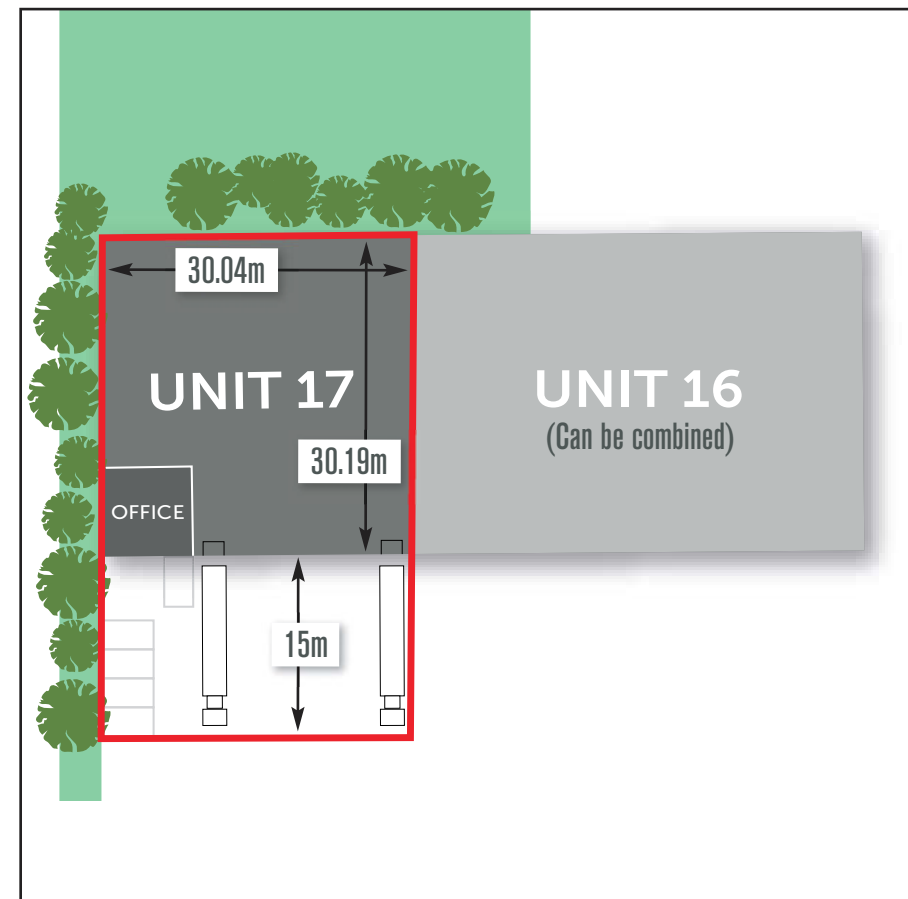
UNIT 17

Warehouse	9,044 sq ft	840.2 sq m
GF offices	716 sq ft	66.5 sq m
FF offices	688 sq ft	63.9 sq m

Total	10,448 sq ft	970.6 sq m
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Approx GIA

**Can be combined with Unit 16 (17,205 sq ft)
Totalling 27,653 sq ft**





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	1hr 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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