

**OFFICE, RETAIL, SHOWROOM, WORKSHOPS TO LET**



**UNIT 2 NELSON DALE, EMSCOTE MILL, WHARF STREET, WARWICK, CV34 5LB**

To Rent: £12,000 per annum

675 sq ft (62.71 sq m)

## Description

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Nelson Dale is an impressive redevelopment of a five-storey Victorian warehouse, offering a high-quality blend of period character and modern design. The property comprises three upper floors of stylish apartments above four two-storey business units, creating a vibrant mixed-use environment ideal for contemporary commercial occupiers.

Number 2 Nelson Dale is arranged over two floors and is suitable for a wide range of uses. The premises is currently configured for office use and benefits from excellent natural light. Lighting and heating is provided throughout. The unit benefits from a kitchen unit and WC on the ground floor.

## Summary

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- Unit 1 is also available and can be combined as one
- Exceptional conversion of a five-storey former mill building
- Self-contained business unit on the ground and first floors, suitable for a wide range of uses
- The unit benefits from double-glazed windows, heating, and lighting
- Abundant natural light throughout
- Conveniently located between Warwick and Leamington Spa, just off Emscote Road



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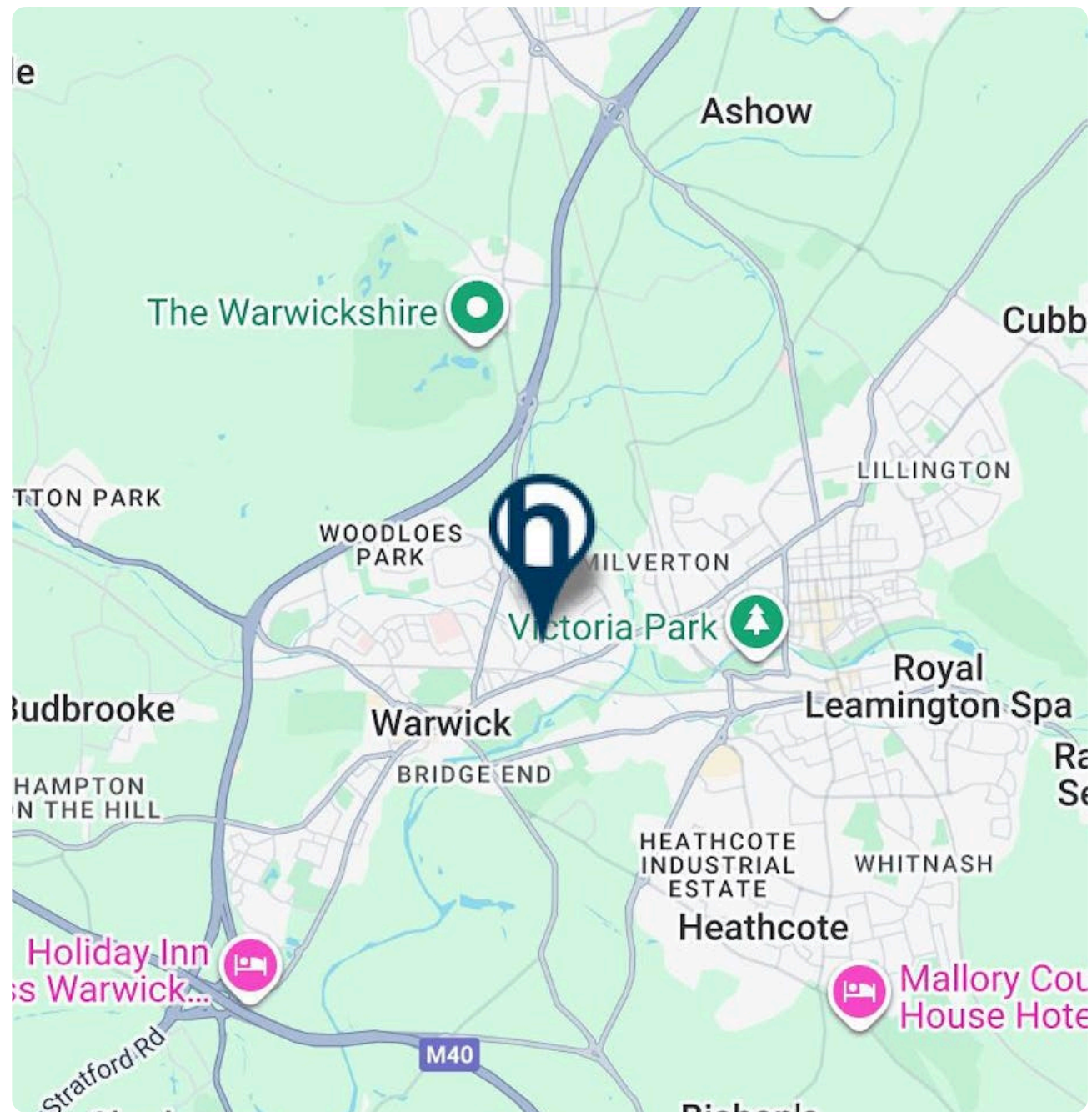
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## Location

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Nelson Dale enjoys a prominent position midway between Warwick and Leamington Spa, just off Emscote Road, one of the main routes linking the two towns. The surrounding area features a diverse mix of commercial properties, many of which have been converted from former warehouses, complemented by modern retail and wholesale units and areas of high-density residential housing.



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**GALLERY**



## RENT

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£12,000 per annum

## EPC

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## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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