

OFFICE, INDUSTRIAL / WAREHOUSE TO LET



UNIT 3 BENFORD COURT, WARWICK, CV34 5DA

To Rent: £22,500 per annum

1,500 sq ft (139.35 sq m)

Description

The property provides a versatile ground-floor workshop/storage area complemented by modern first-floor office space. A pedestrian entrance leads directly into the ground-floor workshop, with additional access via an entrance hall that includes WC facilities and a disabled-access lift serving the upper floor. The workshop benefits from an up-and-over vehicular loading door measuring approximately 2.99m (W) x 2.39m (H), ideal for deliveries, light industrial activity, or secure storage.

The first floor comprises a well-presented open-plan office suite, supplemented by one private office formed with demountable partitioning allowing easy reconfiguration to suit specific operational needs.

Externally, the property benefits from five allocated on-site parking spaces, with ample additional on-street parking available nearby.

Summary

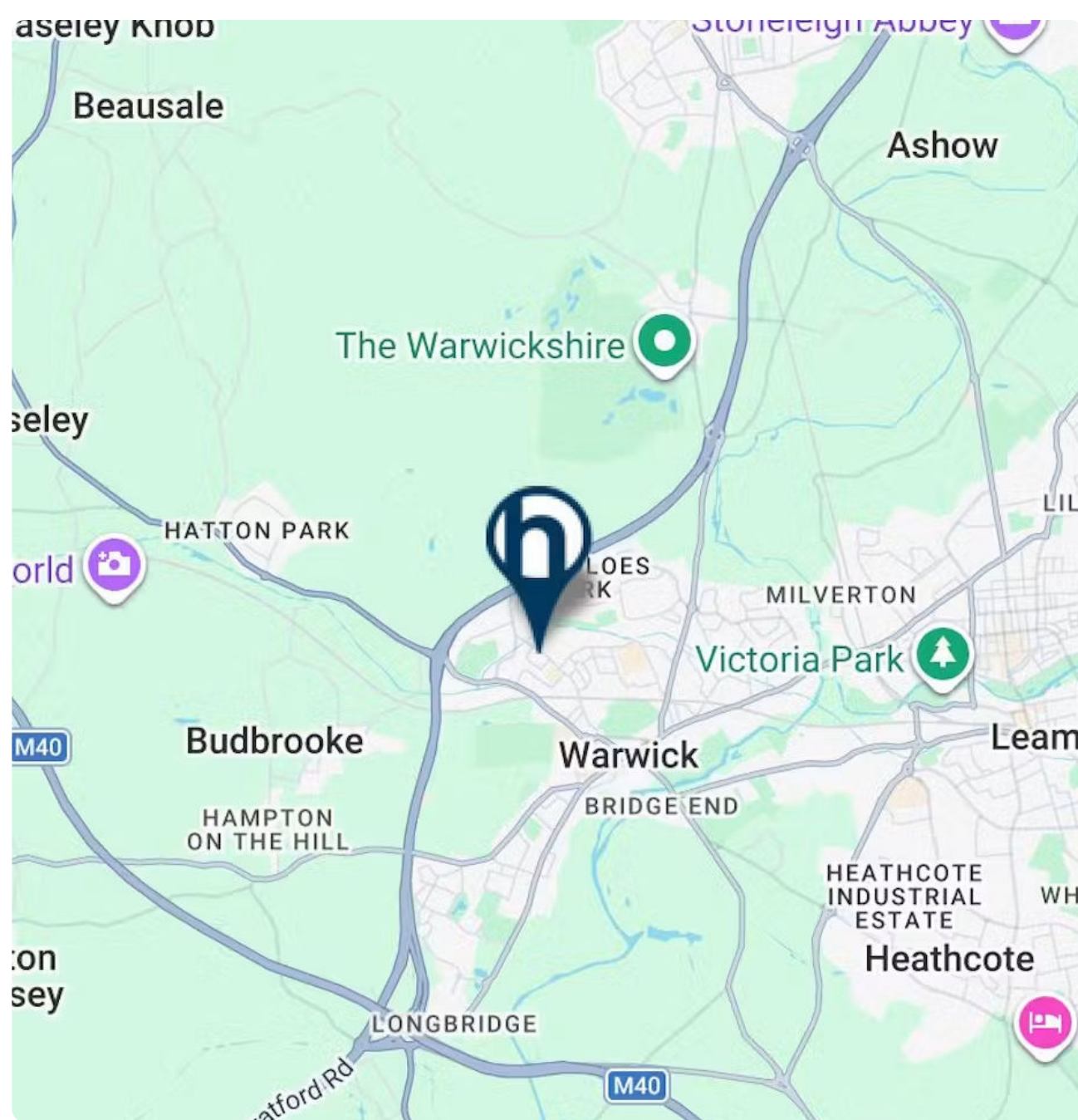
- Storage/Workshop accommodation with first floor offices above
- Five car parking spaces on site
- Disabled access five person elevator
- Roller shutter door
- Located within Warwick near to A46 with accessibility to M40/M6/M42
- Offices can be sub divided by demountable partitioning



Location

Benford Court occupies a prominent corner position at the junction of Cape Road and Lower Cape, within an established mixed residential and commercial locality.

The property is ideally situated approximately half a mile northwest of Warwick town centre and a similar distance from the A46 Warwick Bypass (Birmingham Road junction), providing excellent connectivity to the wider regional and national motorway network.



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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	735	68.28	-	Available
1st	765	71.07	-	Available
Total	1,500	139.35		

TERMS

Terms to be agreed

RENT

£22,500 per annum

EPC

D (95)

VAT

Applicable

SERVICE CHARGE

£1,150 per annum

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

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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