

TO LET

24,409 SQ FT /

2268 SQ M

UNIT 1 ROTHWELL
ROAD,
WARWICK
CV34 5PZ

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SUMMARY

- Easy access to A46/ national motorway network via Junction 15 M40
- High bay warehouse with LED lighting
- 9.6m minimum working height
- High loading door 5.3m x 6.7 m
- Designated parking
- Gated estate

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

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High value, low cost, flexible business
space to let throughout the UK



WAREHOUSE / INDUSTRIAL UNIT TO LET



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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DESCRIPTION

The property comprises a high bay end terrace warehouse with 9.6m minimum working height with integral offices, kitchen and wc facilities.

LOCATION

Rothwell Road is an established commercial location providing easy access to the A46 /Junction 15 of the M40 and is within approximately 1 mile to the North of Warwick Town Centre.

Warwick Parkway railway station is located approximately 1.5 miles distance providing easy access to Birmingham New Street / London Marylebone.

FEATURES

- Steel frame with both brickwork and metal cladding elevations
- 9.6m minimum working height
- Level access loading door – 5.3m x 6.7m
- Mezzanine storage
- High bay LED lighting
- 16 Tonne Gantry Crane
- Kitchen and WC facilities
- Generous office space
- Electricity and gas available
- Gated access to site
- Easy access to A46/ national Motorway network

FLOOR AREAS

	Sq ft	Sq m
Warehouse:	16,417	1,525.19
Ground Floor Office:	5,000	418.05
First Floor Offices:	3,492	324.44
Total	24,409	2,267.68

LEASE TERMS

Rent £6.50 psf per annum. Terms to be agreed.
For further information contact Pall Mall Estates on 0121 228 0000.

TERMS & CONDITIONS

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