BROMWICH HARDY
024 7630 8900

To Let

£28,000
Per Annum

Warehouse with Trade Counter

4,464 Sq Ft (414.71 Sq M)

11 Scar Bank, Millers Road, Warwick, Warwickshire CV34 5DB

Property Highlights

- Detached Building
- Large Forecourt
- Popular Location near Warwick Hospital
- Large Mezzanine Floor 1824 sq.ft (169.48 sq.m)
- Trade Counter
- Office Space

Mr Sam Cooper
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www.bromwichhardy.com

Location

The property is located on the Scar Bank cul-de-sac off Millers Road, very close to Warwick Hospital in a popular commercial location. Warwick's main train station is a short walk and access to the A46 and M40 trunk roads is easy via the nearby Birmingham or Coventry roads.

Description

Warehouse with trade counter, plus a large mezzanine of 1,824 sq.ft (169.48 sq.m) Detached building with large forecourt. Suitable for a variety of uses. Popular location near Warwick Hospital.

Accommodation

Description	Sq Ft	Sq M
Gross Internal Area (excluding mezzanine)	2640	245.36
Mezzanine	1824	169.48
Total	**4,464**	**414.84**

Business Rates	
Rateable Value (2017-present)	£14,250
Rates Payable	£6,996.75

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure

Available on a new full repairing and insuring lease on terms to be agreed.

Services

All mains services are connected.

EPC

C-56.

Viewing

Strictly by appointment with the agents Bromwich Hardy.

Legal Costs

All parties are to bear their own surveyors and agents cost in the matter.

Bromwich Hardy
1 The Cobalt Centre, Siskin Parkway East
Middlemarch Business Parkway, Coventry CV3 4PE

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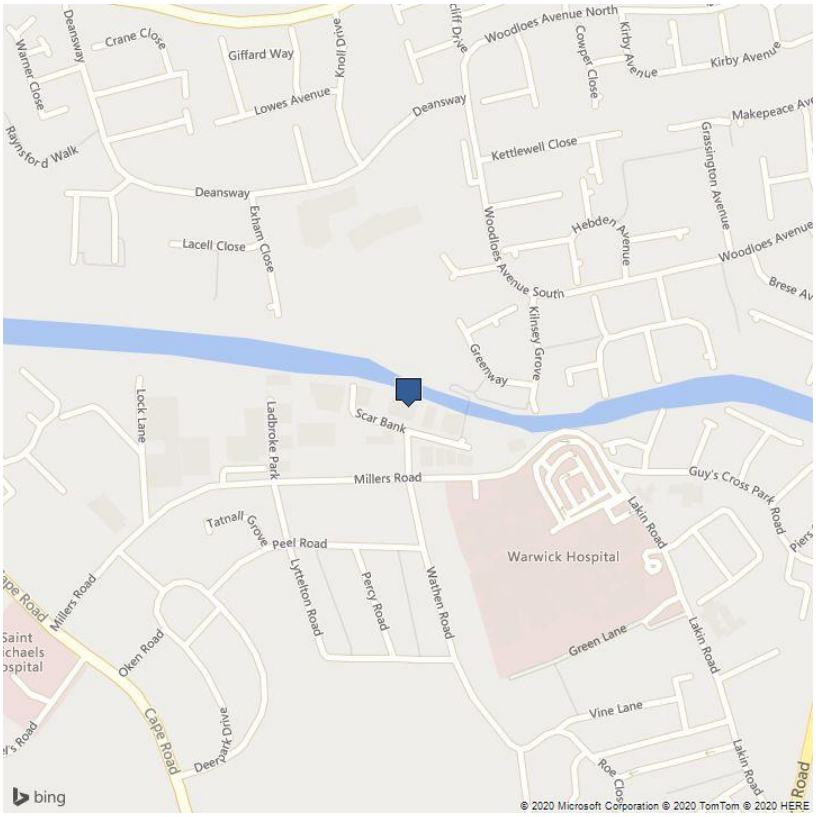

Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. September 2020.

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