

COMING SOON



GREVILLE BUSINESS PARK

WARWICK // CV34 8DD



Warwickshire
Property & Development

FOR SALE | SMALL COMMERCIAL UNITS | 1,000 - 5,250 SQ FT



SITE PLAN



MINIMUM 7M EAVES



ROLLER SHUTTER LEVEL
ACCESS LOADING DOORS



3-PHASE ELECTRICITY AND
MAINS WATER / DRAINAGE



FITTED WC FACILITIES



PV ROOF PANELS



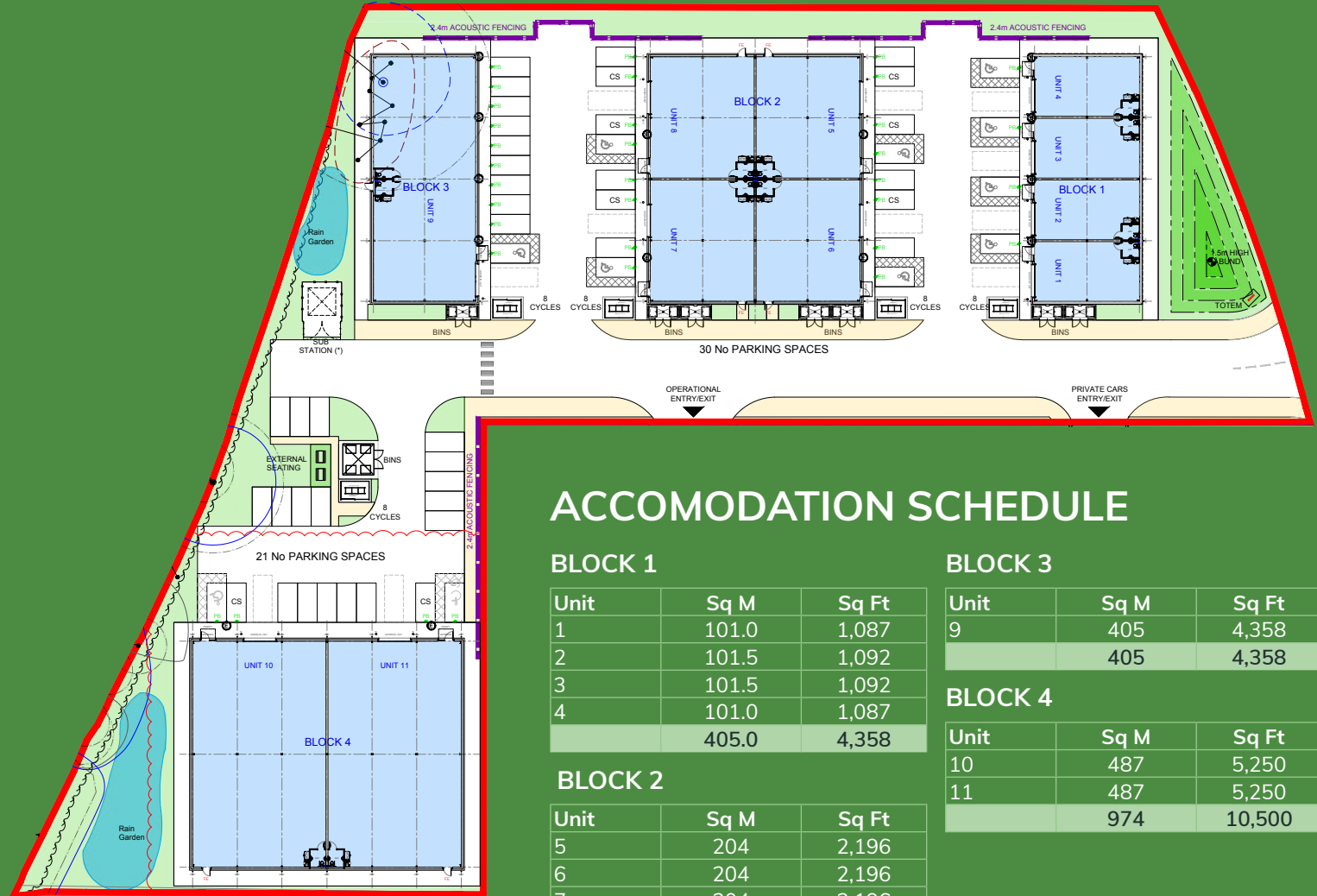
DEMISED PARKING /
LOADING ACCESS



TARGET EPC RATING "A"



BREAM "VERY GOOD"



ACCOMODATION SCHEDULE

BLOCK 1

Unit	Sq M	Sq Ft
1	101.0	1,087
2	101.5	1,092
3	101.5	1,092
4	101.0	1,087
Total	405.0	4,358

BLOCK 3

Unit	Sq M	Sq Ft
9	405	4,358
Total	405	4,358

BLOCK 4

Unit	Sq M	Sq Ft
10	487	5,250
11	487	5,250
Total	974	10,500

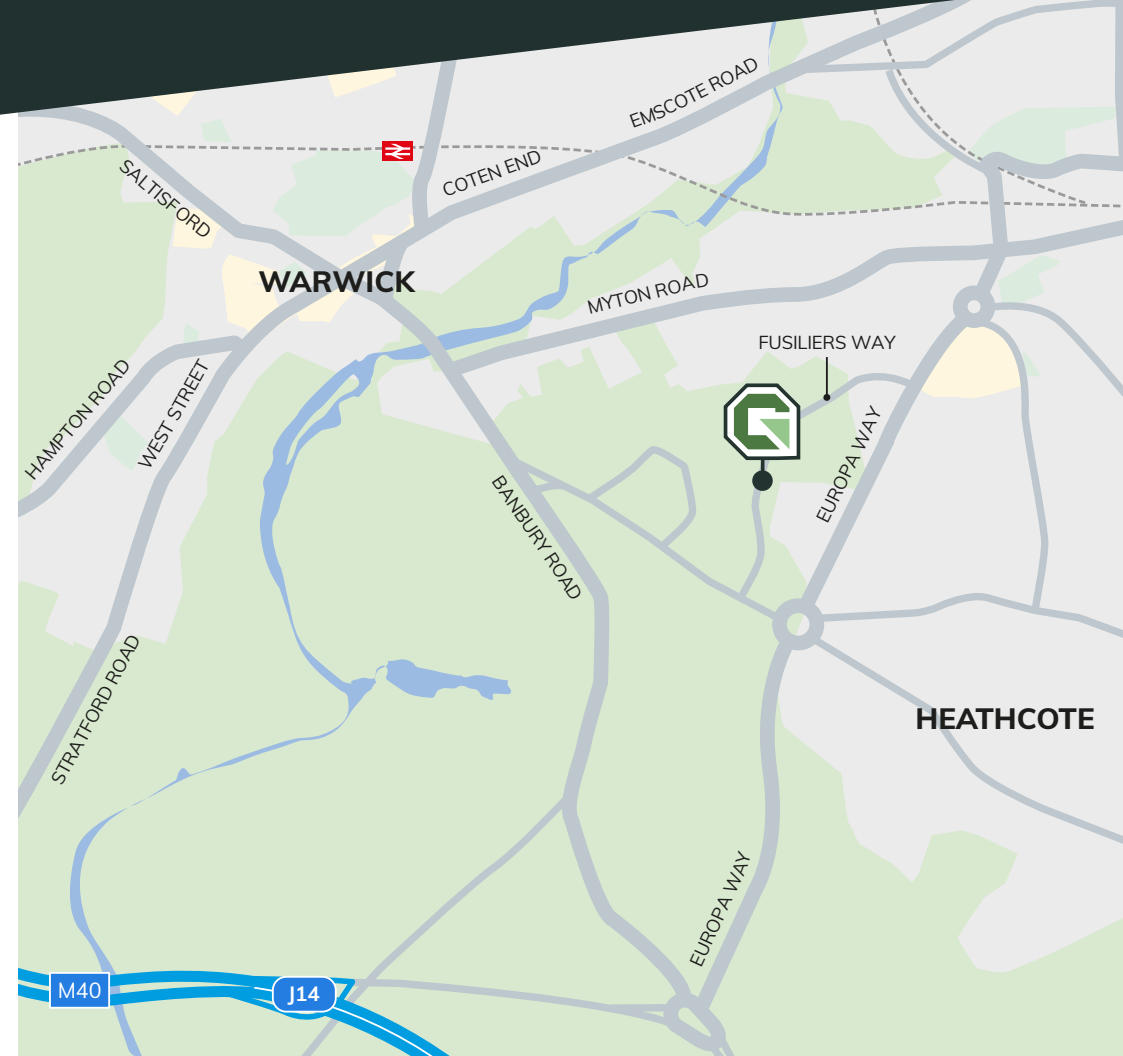
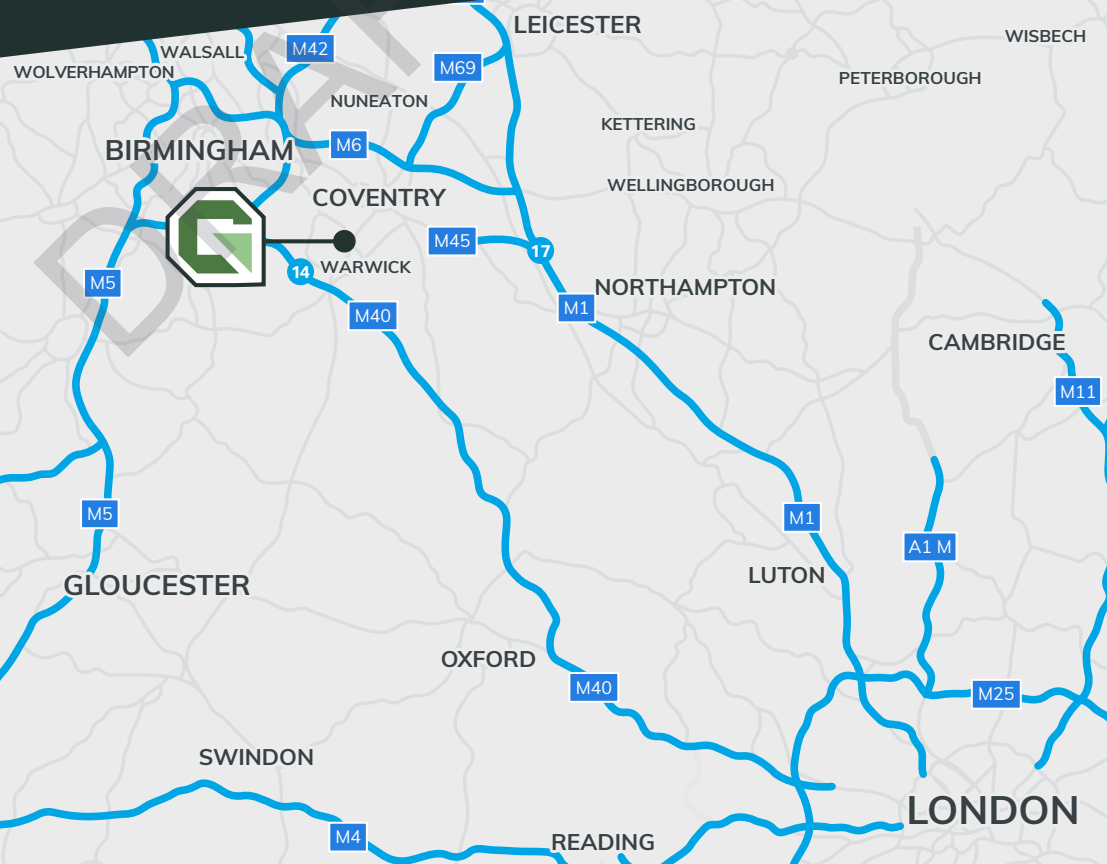
BLOCK 2

Unit	Sq M	Sq Ft
5	204	2,196
6	204	2,196
7	204	2,196
8	204	2,196
Total	816	8,784



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LOCATION

Warwick / Leamington is a strong industrial location within the Midlands, given its strong transport links and access to the wider Midlands motorway network via the M40 (1.5 miles from junction 14) and A46. The site is situated 2 km from both Warwick and Leamington town centres and is accessed via the A452.

DRIVE TIMES

	Time	Miles
Warwick	9 mins	1.5
M40 (J14)	10 mins	3.0
Leamington Spa	13 mins	2.6
M1 (J17)	40 mins	24.0
Coventry	40 mins	17.0
Birmingham	1hr 15mins	29.0

MAJOR EMPLOYERS IN THE AREA



Holland & Barrett



nationalgrid

BRAVISSIMO



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A development by



Warwickshire
Property & Development

Funded by



Warwickshire
County Council

PLANNING

Full planning consent is granted (ref W/24/1683) with the planning application documents available through the WDC planning website.

BUSINESS RATES

The properties are yet to be rated. All parties are advised to make their own enquiries regarding this.

TERMS

Upon application.

SERVICES

We understand the properties will have connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the transaction.

ALL IMAGES INDICATIVE OF UNITS DEVELOPED BY LANDLORD.

VIEWING

To find out more please contact:

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