

**Refurbished Storage Unit
Harwood Barns, Ashorne, Nr Chesterton
Warwickshire, CV35 0AA**

To Let



**6,929 sq ft (643.72 sq m)
To Let - £57,200 per annum**

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

whitecommercial.co.uk

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Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	2023 Rateable Value	EPC
6,929	643.72	B8 Storage/Distribution	£57,200	0.30p per sq ft	TBA	TBC	N/A

Location

Harwood Barns occupy a highly prominent and landmark position at the junction of the B4100 Warwick to Banbury Road and the B4455 Fosse Way, half way between Warwick and Gaydon, in Warwickshire. Jaguar Land Rover and Aston Martin are located at Gaydon, with the Warwick Technology Park just 9 minutes away. Coventry and Warwickshire are known for being at the forefront of technical innovation; creating and developing digital and transport technologies. Local occupiers also include Geely London Electric Vehicle Company, PSA Peugeot Citroen, Rolls Royce Aerospace and Tata Motors.

Description

The premises comprise a secure and distinctive, fully refurbished storage unit, comprising a steel frame and triple barrel roof, with metal clad sides. The unit provides a new concrete floor with newly laid concrete hardstanding externally, for car parking and loading and unloading areas. Access is from Windmill Hill Lane to the north of the site.

Accommodation

Building	Use	Sq M	Sq Ft
C	B8 Storage/Distribution	643.72	6,929
Total		643.72	6,929

Measured in accordance with the current R.I.C.S. Code of Measuring Practice

Terms and VAT

The premises is available on a new fully repairing and insuring lease at a rental of £57,200 per annum exclusive. VAT may be applicable, further details are available upon request.

Building Insurance & Service Charge

The insurance premium and service charge figures are detailed within the table above and are paid annually (based on 22/23 figures).

Services

We understand that all mains services are connected, excluding gas. None of the below services have been tested by the agents.

Rates

The Rateable Value from 1st April 2023 is to be reassessed. Further details are available from White Commercial.

Viewings and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

harvey@whitecommercial.co.uk



Chris White



Harvey White

VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

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