

TO LET

- New, Modern Office Suites Finished to High Specification
- Extensive Onsite Parking
- Electric Vehicle Charging Points
- Peaceful Semi-rural Position
- Close to Wellesbourne, J15 M40 and Warwick Parkway Station
- From 65m² (700sq ft) to 390m² (4,200sq ft) GIA

RENT POA

AVAILABLE Q2 2021

Walton Estate Yard Offices

WARWICKSHIRE
CV35 9HX

**SHELDON
BOSLEY
KNIGHT**

Walton Estate Yard Offices

WARWICKSHIRE

Location

The property is located in Walton which is a mile from the town of Wellesbourne where numerous facilities can be found. For example, a Sainsbury's, post office, petrol station and a number of well-regarded public houses.

The A429 provides direct access to junction 15 of the M40 (5 miles). Also, within easy reach is of Warwick itself (7 miles), Stratford upon Avon (6 miles), Warwick Parkway (8 miles) and Birmingham Airport (23 miles).

Description

Six office units are under construction within the former Walton Estate Yard. Situated within a purpose built business park, they will offer smart and modern accommodation.

Each unit will comprise approximately 700 sq.ft. of space (gross internal area) incorporating a WC and a kitchenette. The flexible office space will allow prospective tenants to occupy between 700 and 4,200 sq.ft.

Onsite parking will be allocated to each tenant, apportioned by floor area. Electric vehicle charging points will be available.

Internally the units will be open plan finished to a high specification. External specification includes natural cedar cladding, aluminium framed double glazing and natural slate roofs.

Service Charge

The landlord will be responsible for maintenance of the exterior of the building and the estate generally subject to payment of an additional service charge.

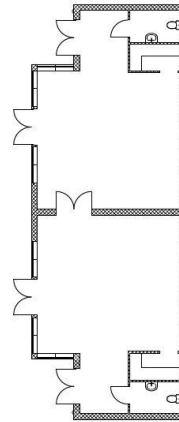
Interested Parties

They are available in Q2 2021 and to register your interest please contact the commercial team:

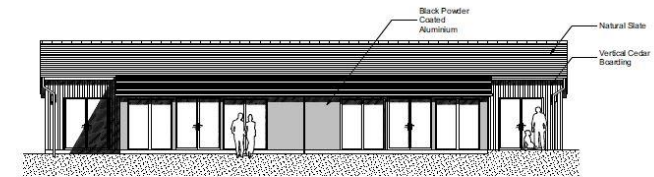
01789 387882

commercialgroup@sheldonboskeyknight.co.uk

Ground Floor Plan
Scale 1:100



Side Elevation



Front Elevation
Scale 1:100



Leamington Spa

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: 01926 430555

Kenilworth

9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Stratford-Upon-Avon

Morgan House,
58 Ely Street
Stratford-Upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Shipston-on-Stour

The Comer House,
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: 01608 661666

Evesham

1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
Tel: 01386 414900

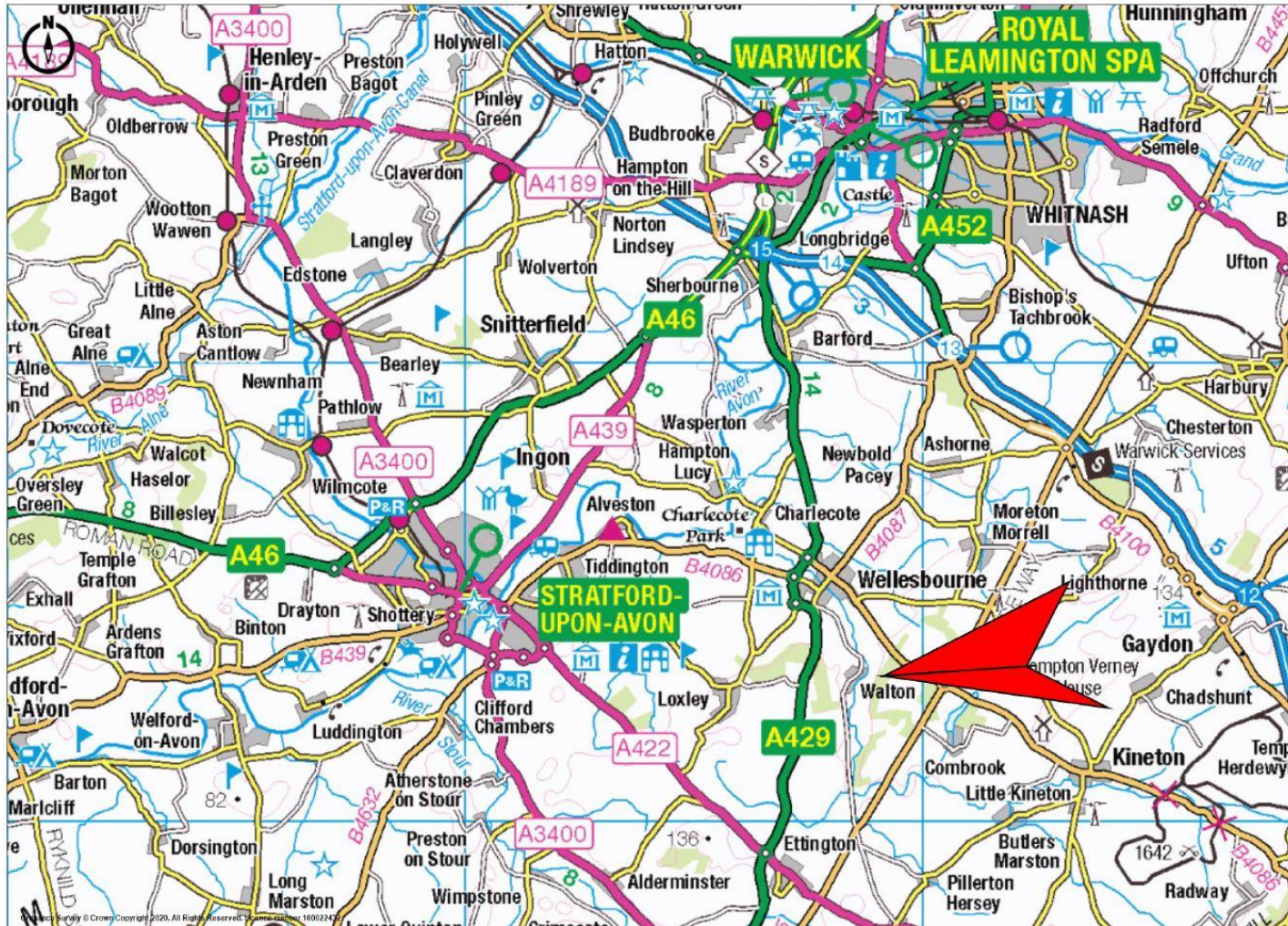
Head Office.

Stratford Business and
Technology Park, Banbury Road
Stratford-upon-Avon,
Warwickshire, CV37 7GZ
Tel: 01789 387887



sheldonbosleyknight.co.uk





Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT:

The VAT position relating to the property may change without notice.

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