

**FOR SALE**

# A rare freehold/redevelopment opportunity

Suitable for a variety of uses subject to planning permission



Guide Price

**£600,000**

Floor Area

**6,211 sq ft  
577 sq m**

Site Area

**0.473 acres  
0.191 hectares**

Address

**Montague Road  
Warwick CV34 5LW**

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

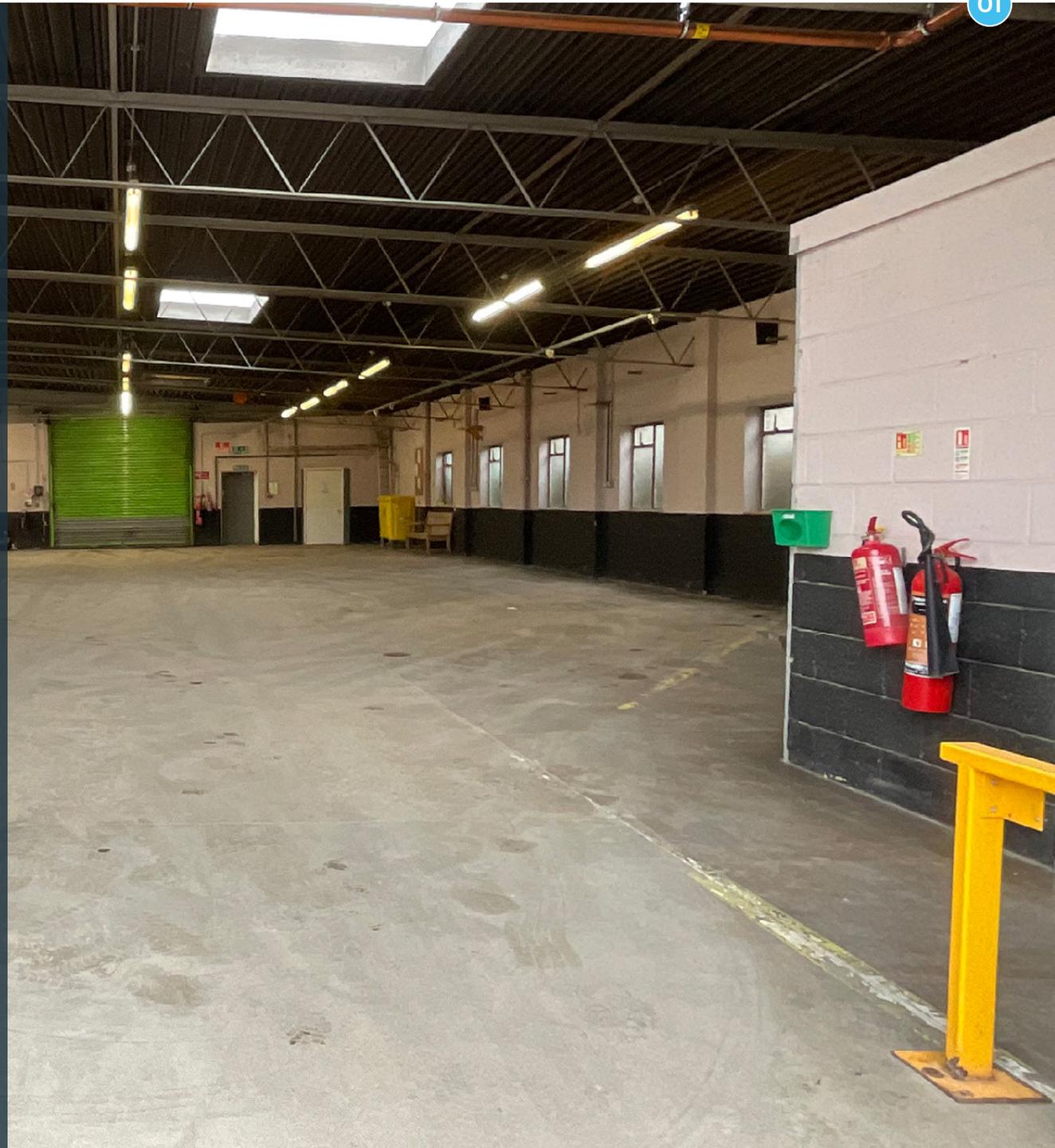
## Property Highlights

- 01 **Development Opportunity**
- 02 **Surrounded by a new residential development**
- 03 **Suitable for a variety of uses**  
(Subject to planning )
- 04 **0.473 Acre Site** (approx)
- 05 **Excellent location**  
close to A46 and M40
- 06 **2 x level access doors**  
(Height - 3.1m)

## Price

The property is available to purchase on a freehold basis with vacant possession with offers based on **£600,000**.

VAT to be confirmed.





### Location

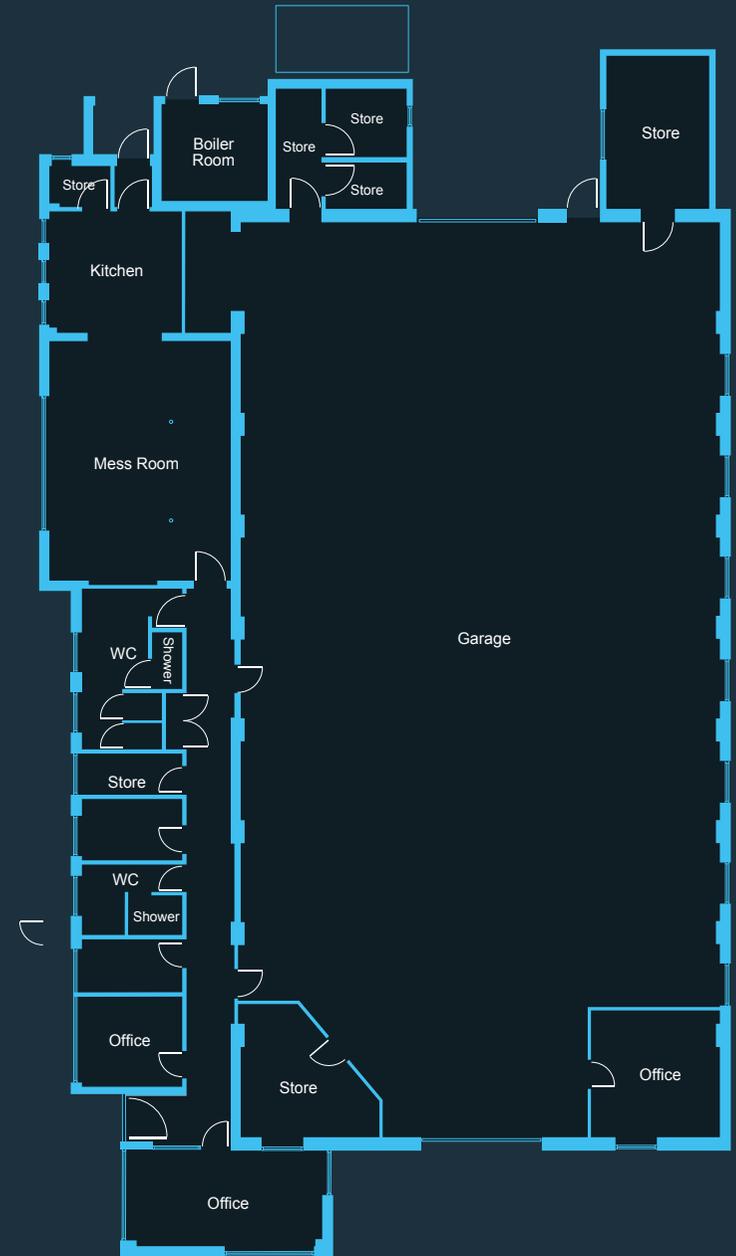
The property occupies a prominent position on Montague Road providing easy access to both Warwick and Leamington Spa Town Centres as well as the A46 in turn leading to the M40 and national motorway network. Crest Nicholson’s Montague Point residential development is under construction adjoining the property.

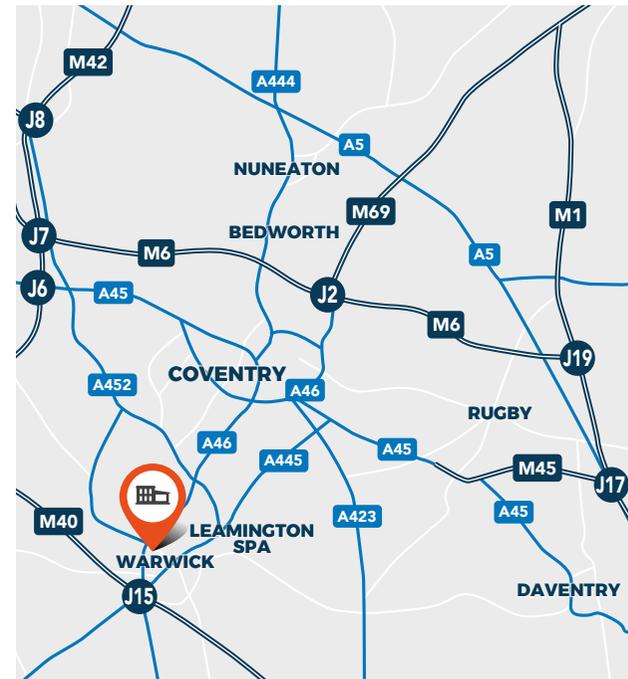
### Description

The property provides vehicle garage area and or storage / workshop space with office and ancillary accommodation. There are two level access doors to the garage storage / workshop garage area with 3.1m height access and the building provides various offices, mess room and kitchen with ancillary facilities.

### Tenure

There is a small area outside of the car park which has a covenant upon it and it would be for the purchaser to make their own enquiries.





### Legal Costs

Each Party to pay their own legal cost incurred in this transaction.

### Viewing

Strictly by appointment through the sole agents.

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