

FOR SALE

FREEHOLD DEVELOPMENT LAND

with planning permission



Site area

0.3 Acres

(Approximately)

Budbrooke Industrial Estate
Budbrooke Road
Warwick, CV34 5AR

BROMWICH

ARDY

024 7630 8900

www.bromwichhardy.com

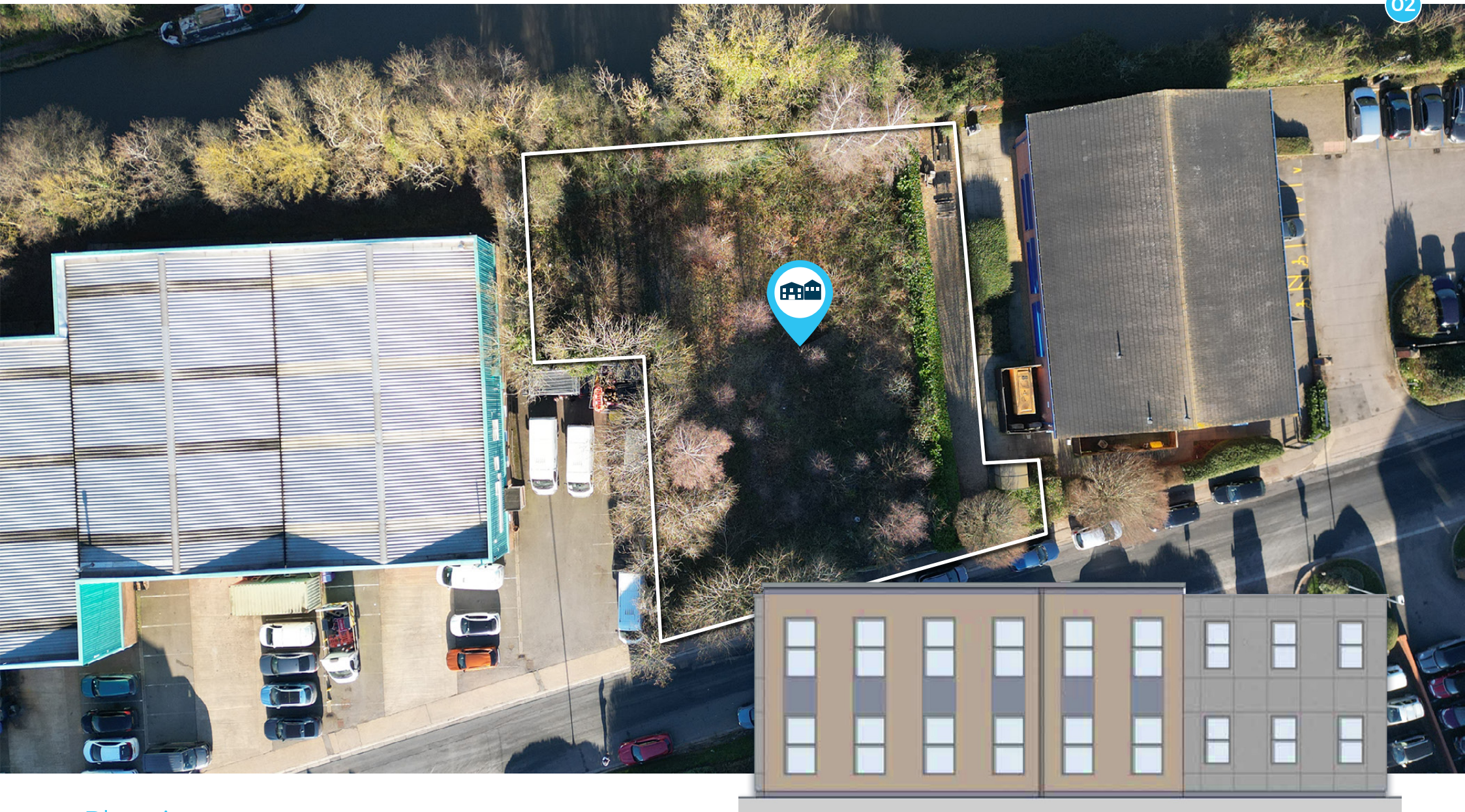
An excellent opportunity to acquire a Freehold Development Site with Planning Permission close to the A46 and M40

- 01 **Development site with Planning**
- 02 **Current consent for a 2 storey office building**
- 03 **Suitable for industrial development or other uses subject to planning**
- 04 **Suitable for both owner occupiers and or investor / developers**
- 05 **Passing rents on Budbrooke Industrial Estate currently at £16.50 per sq ft**
- 06 **Adjacent to Canal**
- 07 **Suitable for a variety of uses (STP)**
- 08 **0.3 Acre Site (approx)**
- 09 **Excellent location close to A46 and M40**

Offers invited in excess of **£390,000**



Proposed Scheme



Planning

Planning consent granted for the erections of a new office building, associated car parking and landscaping ref W/22/0633

The application was submitted, by the adjoining owner to expand the business, however they now consider it surplus to requirement. We are of the

opinion that subject to the necessary planning consents, the site would be suited to industrial B2 / B8 use as well other uses falling within class E.

Indicative Illustration - Rear Elevation

Location

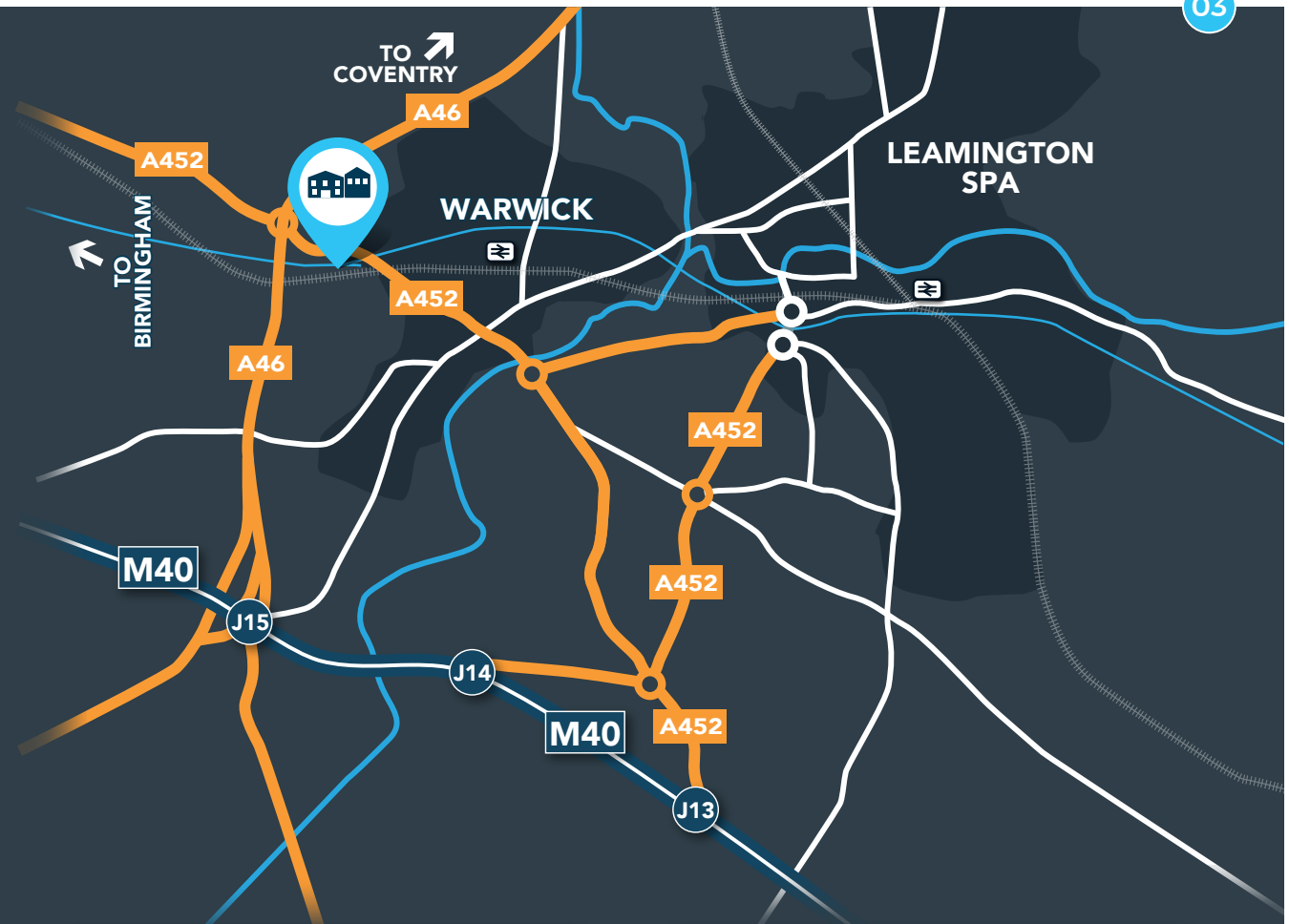
located in a very convenient position just off the Birmingham Road leading out of Warwick town centre and within 400 yards of the A46 Warwick bypass, which links directly to junction 15 of the M40, as well as the A45 at Coventry. The M6, M69 and M1 are all within a half hour drive, as is Birmingham International Airport. Warwick Parkway train station with its excellent services to London and Birmingham is within walking distance.

Description

Planning permission granted for the erection of a new office building, associated car park and landscaping (W/22/0633). The development site runs over two titles, WK169559 and Wk404936 with a scheme for a two-storey office building with modern open plan offices, meeting rooms, W/C and kitchens. Proposed parking is for 22 vehicles with bike racks and bin store area. The design preserves the character of the canal and uses the existing trees maintained along the boundaries and sits comfortably along the street scene. The scheme also benefits from the existing access and drainage systems.

Legal Costs

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



Indicative Illustration - East Elevation



West Elevation



Viewing

Strictly by appointment through the sole agents.

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