

For Lease

Office

Units 4-6 The Wharf Centre

Wharf Street, Warwick CV34 5LB

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 2,928 Sq Ft
💷 £31,000 Per Annum

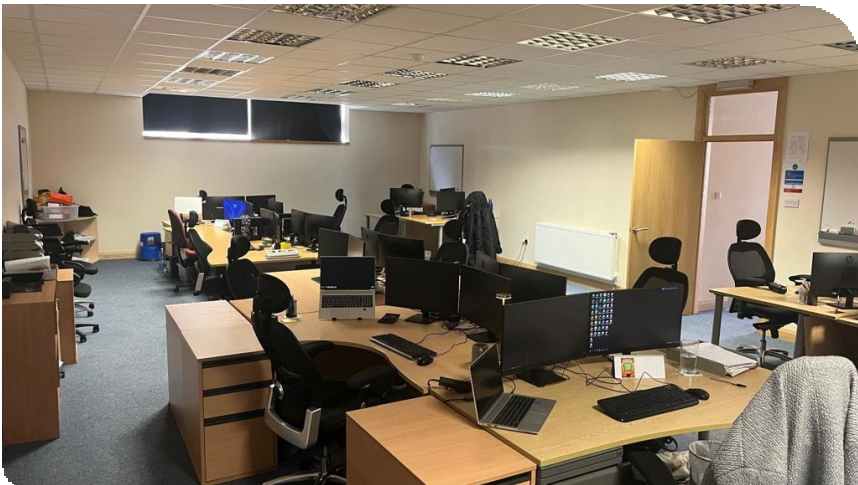
Key Features

- Spacious 2,928 sq ft (272 sqm) office suite
- On-site parking available for staff and visitors
- Convenient location just 0.5 miles from Warwick train station
- Easy access to the M40 (2.3 miles), connecting to London, Oxford & Birmingham
- Lease terms available in a thriving commercial hub
- Well-presented office space with a professional business environment
- UPVC double glazing and central heating for year-round comfort
- Situated in an established commercial area with nearby amenities

FLOOR PLAN



Units 4-6 The Wharf Centre, Wharf Street, Warwick,
CV34 5LB



Location

The Wharf Centre is ideally located in Warwick, just one mile from the town centre in a well-established commercial area. It offers excellent connectivity, with Warwick train station just 0.5 miles away and easy access to the M40 (2.3 miles south), linking to London, Oxford, and Birmingham. The property also benefits from nearby local amenities and strong transport links to Coventry and the wider Midlands region.

Description

A well-presented open-plan office suite located in The Wharf Centre, offering 2,928 sq ft (272 sqm) of versatile workspace. Featuring modern office facilities, LED lights, and on-site parking, this unit is ideal for businesses seeking a well-connected location close to Warwick town centre and the M40. There are 5 parking spaces allocated on-site for these suites.

Business Rates

Current Rateable Value - £27,500 PA

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Tenure

Available by way of a new lease directly with the Landlord on terms to be agreed. The property will be available in September 2025.

EPC

Available upon request.

VAT

This property is not registered for VAT (Value Added Tax).

**Units 4-6 The Wharf Centre, Wharf Street, Warwick,
CV34 5LB**

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Rob Lord

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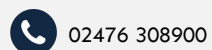
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