

Industrial

# UNIT 23 BAYS 1 & 2 & AREA K | MEON VALE BUSINESS PARK

Campden Road, Stratford-upon-Avon, CV37 8QR

## UNIT 23 BAYS 1 & 2 & AREA K | 25,000 SQ FT

### Industrial Unit

Unit 23, Bay 1 & 2, is a versatile industrial warehouse located within Meon Vale Business Park, a thriving logistics hub spanning 900,000 sq ft. With planning consent for storage and distribution (Use Class B8) and an EPC rating of C, this unit is ready to suit varied industrial needs. Spanning approximately 25,000 sq ft, the property features a clear internal height of 5.75 metres, two level-access loading doors, and a dedicated yard with a depth of 14 metres. The unit also provides 15 car parking spaces. Strategically located along the M40 corridor, Meon Vale Business Park offers seamless connectivity to key arterial routes including the M42, M5, and M50 ensuring optimal access for regional and national distribution.



Lease Type

New

### ✓ Unit Summary

- 24 Hour Access
- 2 level access loading doors
- Flexible Space
- On-Site Security
- Car Parking
- WC Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£121,700.00	£4.87
Rates	£38,295.00	£1.53
Maintenance Charge	£12,500.00	£0.50
Insurance	£5,000.00	£0.20
Total Cost	£177,495.00	£7.10

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

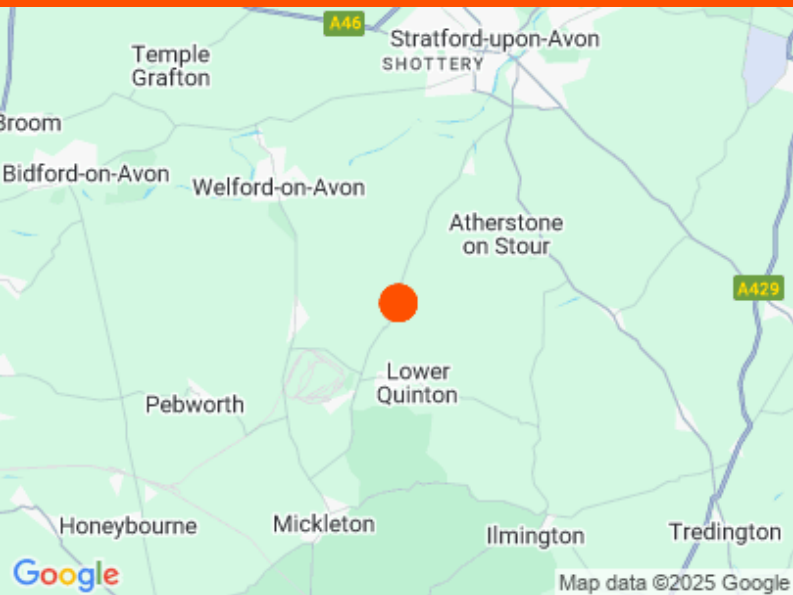
➔ For more info please visit: [unit.info/U1P0300067](http://unit.info/U1P0300067)

**+44(0) 808 169 7554**

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## Location

Situated on the M40 corridor, the units benefit from a central location providing key transports routes to the M42, M5, and M50 motorways



Road  
M40: 15 miles



Airport  
Birmingham: 30 miles



Rail  
Stratford Upon Avon: 7 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (75)

## Key Contact



**George Goldsmith**

Senior Asset Manager

"George is an Asset Manager based in the South."



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