R&D Unit To Let



The Bleasdale Building, University of Warwick Innovation Campus, Wellesbourne, CV35 9EF

Self contained hybrid facility
9,395 sq ft

Carter Jonas

Location

The Bleasdale building is located within the University of Warwick Innovation Campus, on the A429 approximately three miles from the M40 junction 15. The Innovation Campus benefits from excellent transport links, with convenient access to the A45, A46, and M6, and is within a 30-minute drive of Birmingham International Airport. The campus offers a mix of academic, research, and commercial facilities, with on-site amenities including a café, conference venues, as well as a nursery.

Description

The Bleasdale Building is a self-contained hybrid workshop and office facility suitable for R&D activity located right in the heart of the University of Warwick Innovation Campus. The building offers approximately 9,395 square feet of R&D and office space, making it a great option for businesses looking for a testing facility or research focused space.

Key Features include:

- Large open workshop with rolling shutter doors and dividing bays suitable for vehicles or other large equipment
- Mezzanine space with hoist (floor loading 5.0KN/m2)
- Separate office area to seat 8-10 desks (additional office space available in other buildings)
- Kitchen and WCs
- Adjacent car parking

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Floor Area	Sq M	Sq Ft
Ground Floor	*552.08*	*5,942*
Mezzanine	*320.83*	*3,453*
Total Building	**529.55**	**9,395**

Business Rates

N/A

Rent

On application.

Tenure

The property is available on a leasehold basis.

EPC

The property has an EPC Rating of D - 85

VAT

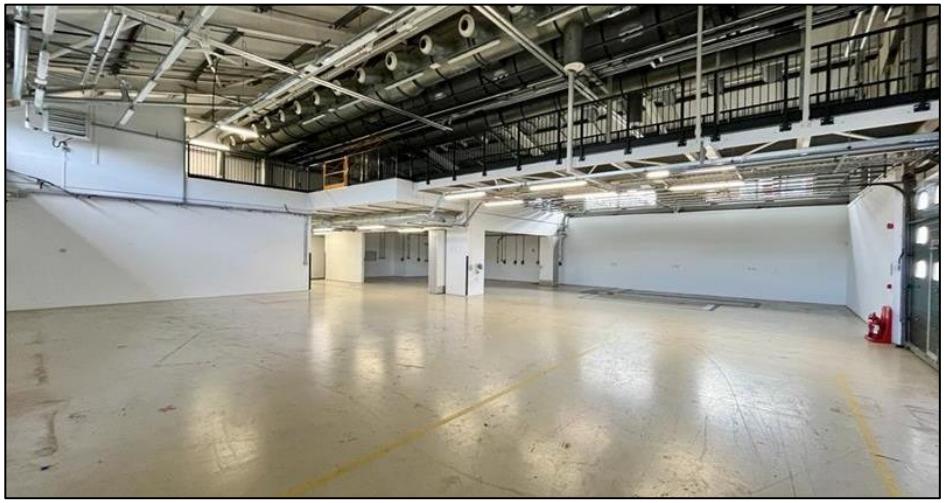
All terms quoted are exclusive of VAT were chargeable.

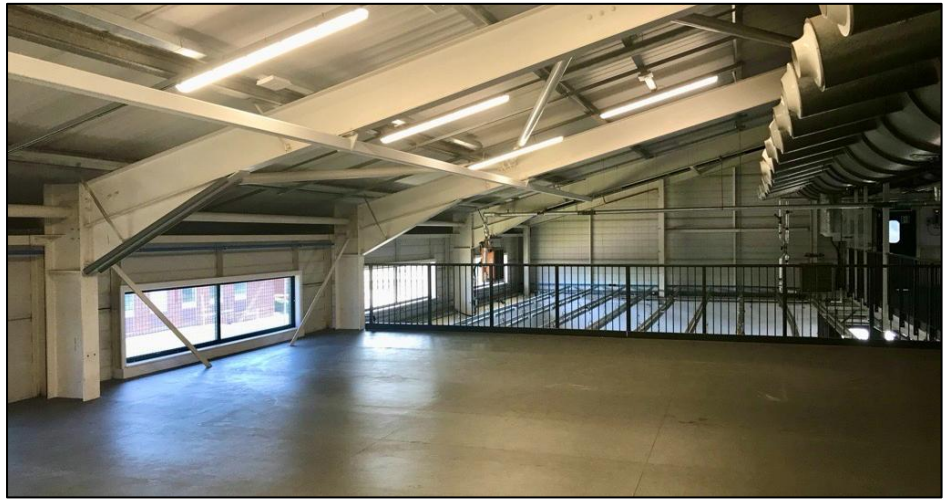
Viewing

Strictly by appointment.

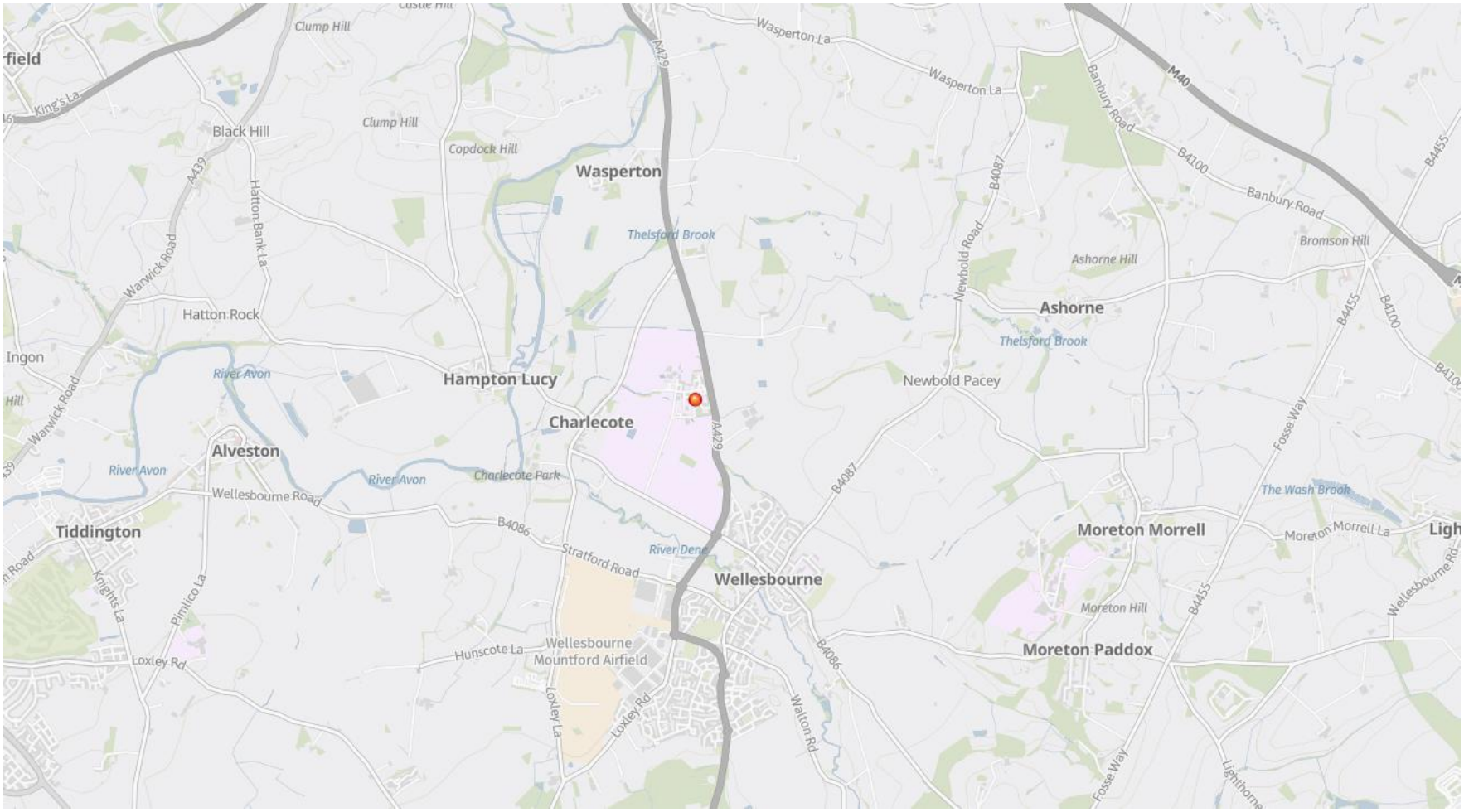












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Alex Tross
07789 027191
Alex.Tross@carterjonas.co.uk

Giles Garbutt
07977 915791
Giles.Garbutt@carterjonas.co.uk

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