INDUSTRIAL / WAREHOUSE UNIT

38,829 sq ft (3,607 sq m)

TO LET

BUDGET SPACE WITH 24/7 ON SITE SECURITY

Unit 44, Meon Vale Business Park, Long Marston, Stratford-upon-Avon CV37 8QR
PROPERTY HIGHLIGHTS
• Only £2.55 per sq ft
• Managed Estate with 24 hour on site security
• Secure perimeter fence
• Central location with access to M40, M42, M5 and M50 motorways
• Substantial maximum unobstructed internal height of 36 feet 6 inches (11.12m)
• Three phase electricity and sodium lighting
• Ample external parking
• Steel roller shutter door at each end

LOCATION
Long Marston is situated seven miles south of Stratford-upon-Avon on the B4632 providing connections to Evesham to the south west and Worcester to the west.

DESCRIPTION
Meon Vale is owned and managed by St Modwen and comprises approximately 900,000 sq ft of warehouse / industrial and office space supplemented by a significant acreage of concrete surface hard-standing.

Meon Vale Business Park forms part of a larger 479 acre mixed use scheme which is home to a £5m Leisure Centre, Community Centre, shops, 1,050 residential properties and more than 35 acres of woodland.

TENURE
The unit is available on a new lease for a term of years to be agreed.
RENT
£99,000 per annum exclusive ie only £2.55 per sq ft.

SERVICE CHARGE
A low cost service charge for a fully secure site is payable in respect of the estate management of common areas. Further information upon request.

RATES
Rateable Value (2017) £79,000
Uniform Business Rates (2017/18) 0.479 pence (exclusive of water & sewerage)
Meon Vale Business Park
Long Marston, Stratford-upon-Avon
CV37 8QR

TRAVEL DISTANCES

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stratford-upon-Avon</td>
<td>6 miles</td>
</tr>
<tr>
<td>M40 (Junction 15)</td>
<td>12 miles</td>
</tr>
<tr>
<td>Evesham</td>
<td>14 miles</td>
</tr>
<tr>
<td>M42 (Junction 3a)</td>
<td>23 miles</td>
</tr>
<tr>
<td>M5 (Junction 7)</td>
<td>27 miles</td>
</tr>
<tr>
<td>Birmingham Airport</td>
<td>33 miles</td>
</tr>
<tr>
<td>Rugby</td>
<td>34 miles</td>
</tr>
<tr>
<td>Birmingham</td>
<td>35 miles</td>
</tr>
<tr>
<td>Northampton</td>
<td>45 miles</td>
</tr>
<tr>
<td>Oxford</td>
<td>38 miles</td>
</tr>
<tr>
<td>London</td>
<td>111 miles</td>
</tr>
</tbody>
</table>

LEGAL COSTS
Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING
For further information please contact joint agents:

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2017