



## UNIT 21 BIDAVAL INDUSTRIAL ESTATE, WARWICKSHIRE, B50 4JN

### TO LET

WAREHOUSE / INDUSTRIAL UNIT

### SIZE

2,627 sq. ft. (244 sq. m.)

### TO LET

£19,700 pax

### Lease Terms

Available by way of a new FRI lease with a term and rent review pattern to be agreed.

Immediately available

Prominent location within the  
Bidavon Industrial Estate

Sufficient car parking

Lightly refurbished following the  
vacation of the previous tenant

## Location

The unit is located on the Bidavon Industrial Estate, which fronts the Waterloo Road (B4085) adjacent to the Waterloo Industrial Estate less than half a mile from the centre of Bidford-on-Avon.

## Description

The unit is a single storey steel portal framed industrial unit with profile cladding above.

The unit has been lightly refurbished following the vacation of the previous tenant.

## Accommodation

GIA 2,627 sq ft

## Terms

To let - £19,700 per annum exclusive.

## V.A.T.

The property is registered for VAT purposes.

## Rating Assessment

The rateable value maybe obtain from the Gov.UK website.

## Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

## Energy Performance Certificate

EPC rating – D

## Viewing

Contact – Michael Johnson and Co.

Tom Johnson  
01384 395 323  
07794 784 370  
[tom@michaeljohnsonandco.com](mailto:tom@michaeljohnsonandco.com)

Michael Johnson  
01384 395 323  
07970 910 135  
[Michaeljohnson5@btconnect.com](mailto:Michaeljohnson5@btconnect.com)

## Michael Johnson & Co.

COMMERCIAL PROPERTY CONSULTANTS







**LOCATION PLAN**  
 Scale 1:1250

[Signature]



No.	Description	Date
<p><b>POWELL WILLIAMS LLP</b>                  11, 12 &amp; 13, The Quadrant, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 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2232, 223</p>		





**UNITS 20-24 & UNIT 32**  
Scale 1:200



**UNIT 32 - FIRST FLOOR**  
Scale 1:200