



MILVERTON  
CONSTRUCTION LTD

# BENFORD COURT

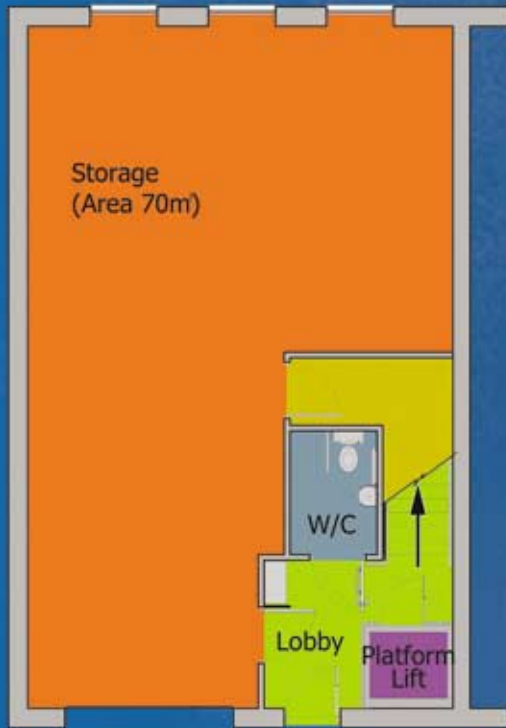


LOWER CAPE, WARWICK, WARWICKSHIRE CV34 5DA

A courtyard development  
of 6 high-quality two-storey business units  
having a net area of 70m<sup>2</sup> (753 sq.ft) on each floor

**FOR SALE / TO LET**

# BENFORD COURT



Ground Floor Plan:



First Floor Plan

## LOCATION

Benford Court is well located on the corner of Lower Cape and Cape Road in a new mixed use development midway between Warwick town centre and the Warwick by-pass (A46) with its direct links to the motorway network.

## DESCRIPTION

The development will comprise 6 traditionally built highly insulated self-contained units, each of 140m<sup>2</sup> (1,506sq.ft) with allocated parking spaces.

The ground floor will comprise storage space with a power floated concrete floor and block walls with fluorescent lighting. Access will be via a manually operated up and over door, measuring 3m x 3m.

The first floor will comprise fully finished office accommodation with electric space heating, carpets, LG3 lighting, 3 compartment skirting trunking and a mini kitchen. A platform lift will be provided for wheelchair access to the first floor.

## USE

The buildings will be suitable for B1 (a) offices B1 (b) research and development and B8 storage as defined in the classes Order 1987 (as amended). B1 (c) light industrial use will not be permitted.

## SERVICES

All main services, with the exception of gas, are connected and a 3-phase electricity supply will be provided for each unit.

## TENURE

The units are available for sale on a 999 year lease at a peppercorn ground rent with each owner having a share of the freehold. Alternatively, an occupational lease can be granted on terms to be agreed.

A service charge will be levied to include buildings insurance and the management maintenance and servicing of the common areas.

Full details are available from the agents.

## VAT

The purchase price/rental will be liable to VAT at the prevailing rate.

## PRICE / RENT

On application to the sole agents.



## Location of Benford Court



Sole Agents:

**ehB**  
Evans Hardy Bromwich  
01926 888181  
www.ehbproperty.com

A Development By:

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