



, Wotton Waven, B95 6BD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

£28,000 P.A

- Secure Yard 2.43 Acres
- Potential Development STP
- Part or All Available On Leasehold Terms
- Warehouse, Agri Barn and Offices
- Access via A4300
- Easy Access to M42

Manor Farm Industrial Units are a mix of Industrial/Workshop and Agricultural Barn for open storage with availability of 2,000ft<sup>2</sup> - 8,000ft<sup>2</sup>. The land to the rear of the site is available for turnkey requirement or occupiers to build out (STP).

### Location

Wootton Wawen is situated in a rural area, and the surrounding countryside is characterised by farmland and natural beauty. It's a charming location with a mix of historic buildings and traditional English countryside. Wootton Wawen is located approx. 6 miles from Henley-in-Arden in Warwickshire and is reasonably located from Stratford-upon-Avon south west of Wootton Wawen, and is approx. 7 miles away. Access to the central motorway network is 14.5 miles to the North joining the M42 and the M5 being 30 miles South.

### Description

The site currently comprises an Industrial Unit extending 419.83m<sup>2</sup> (4519ft<sup>2</sup>) benefitting from a secure yard space, mains electric and clear height of 3m. The commercial yard space extends approx. 2.24 acres and has potential for build to suit requirements Subject to Planning. An open sided barn is also currently available on leasehold terms which can be let as is or developed to specific requirement (STP) extending 648m<sup>2</sup> (7363 ft<sup>2</sup>) accompanied by a lean to office measuring 222.30m<sup>2</sup> (2393ft<sup>2</sup>)

### Tenure

Leasehold Terms of 5 years or more.

### Planning

We are advised the the yard has a light industrial, storage and office planning use. All enquiries should be directed to Stratford on Avon Planning department.

### Business Rates

Ground Floor Workshop extending 419m<sup>2</sup> - £17,472  
Ground Floor workshop extending 906m<sup>2</sup> - £25,309

Business Rates as of April 2023

### Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

### Important Notes

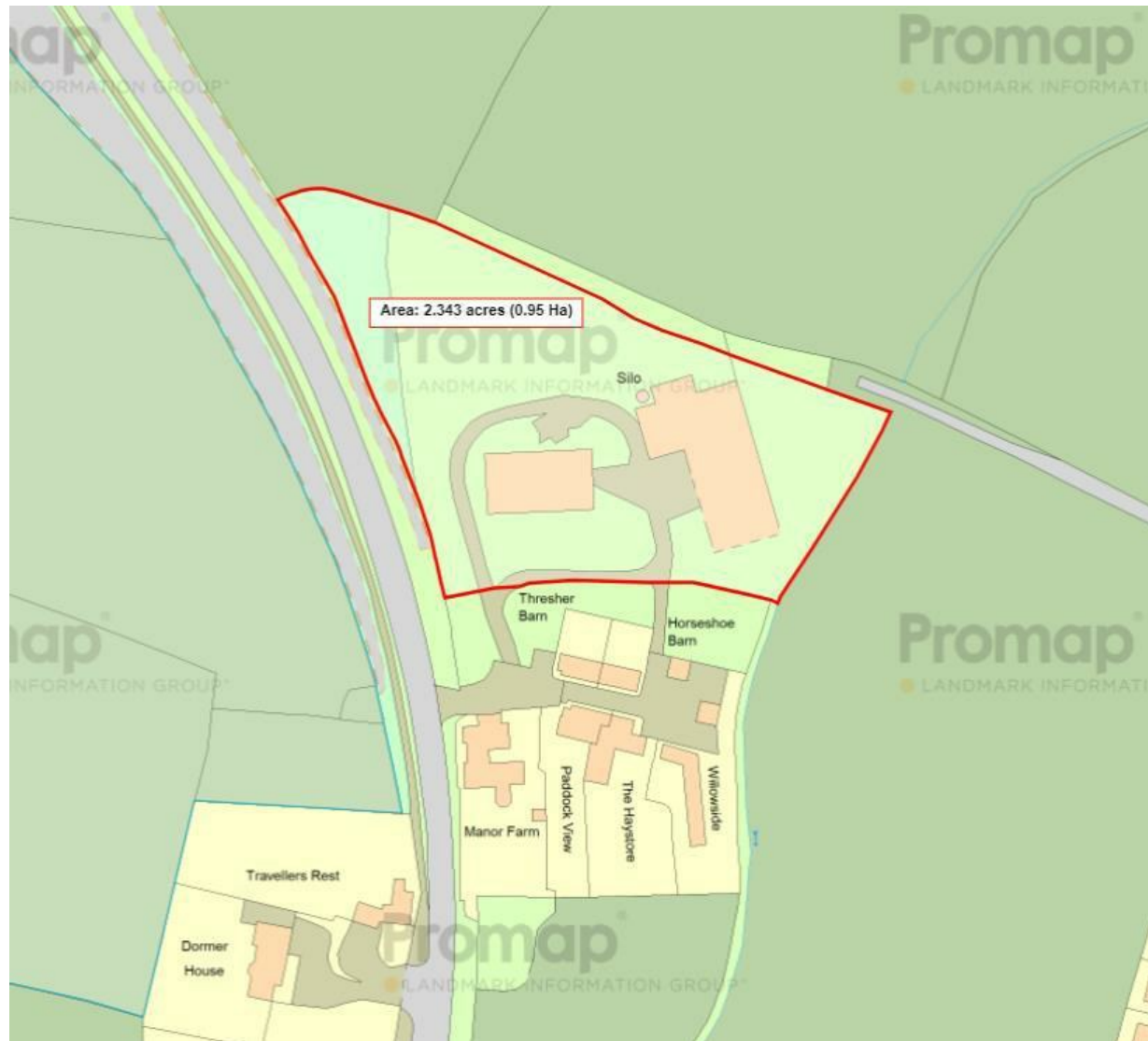
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



# Plan



For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)