

FOR SALE / TO LET

# THE OLD PIE FACTORY

Industrial/Warehouse Unit



Montague Road  
Warwick  
CV34 5LW



11,488 sq ft  
(1067.27 sq m)



with office  
accommodation

BROMWICH



ARDY

024 7630 8900

[www.bromwichhardy.com](http://www.bromwichhardy.com)

## FLEXIBLE ACCOMMODATION IDEAL FOR STORAGE OR INDUSTRIAL USE

### KEY FEATURES



Load-bearing concrete flooring throughout first floor areas



Roller shutter loading door at ground floor



Full height glazed entrance to main section



Two storey industrial unit with first floor offices



Popular commercial location situated in the affluent town of Warwick

## FURTHER SPACE AVAILABLE IF REQUIRED



Virtual Tour  
Click Here

Purchase price  
**£775,000**

Rental  
**£70,000** p.a.

Total floor area  
**11,488 sq ft** (1067.27 sq m)

## LOCATION

The property is situated within the former Shire Foods Industrial Complex, located off Montague Road in a well-established commercial area. The site enjoys a strategic position approximately 0.5 miles north-east of Warwick Town Centre and less than 5-minute drive to the A46, offering excellent accessibility and connectivity. To the rear of the property lies the Grand Union Canal, adding a unique aspect to the setting.

The immediate surroundings are a mix of commercial and residential uses. While the north side of Montague Road is primarily residential, the broader area supports a range of commercial occupiers, making this location highly suitable for ongoing and future commercial operations.

## TRAVEL DISTANCES

### Road Network

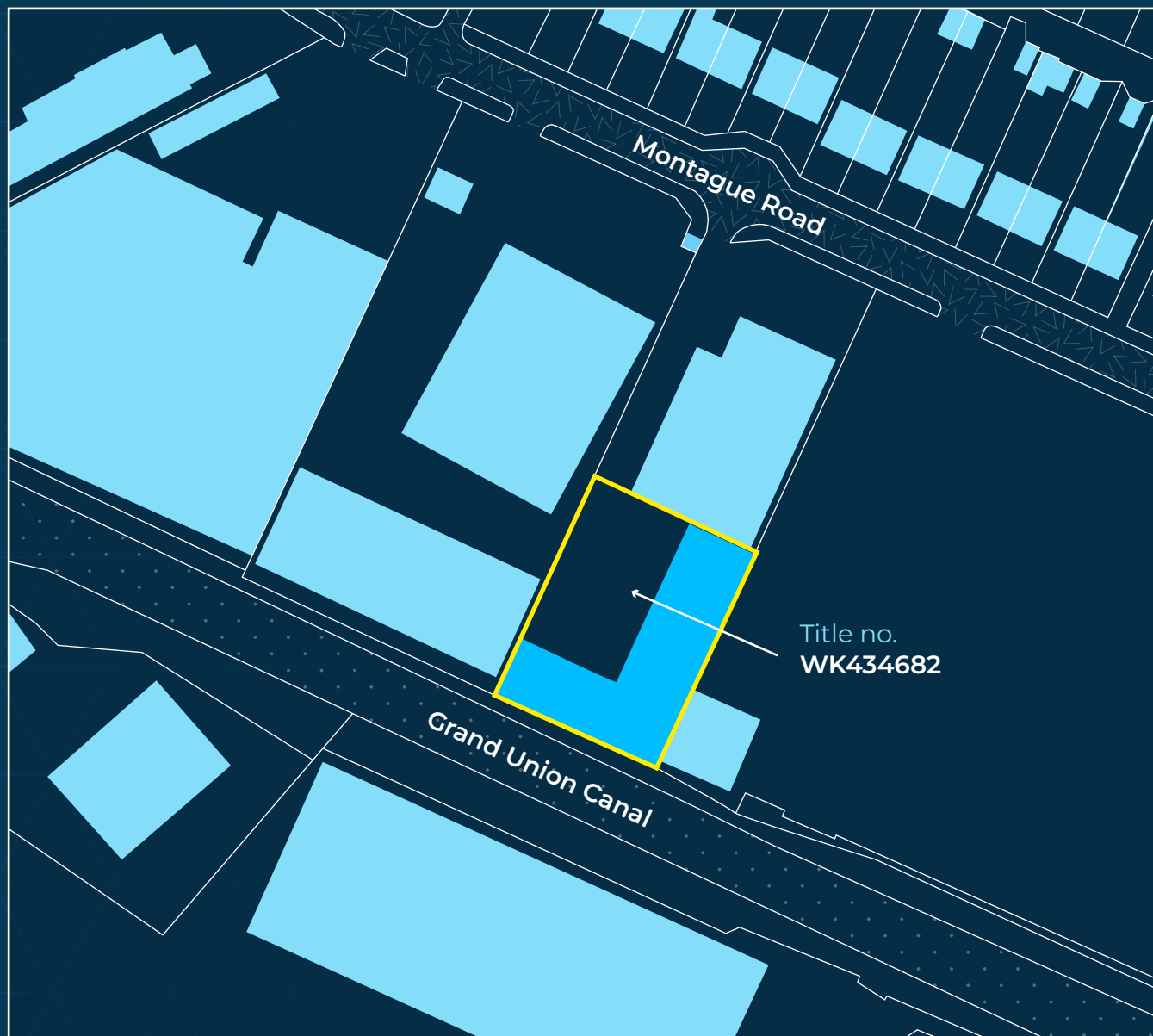


A46	<b>1.5 miles</b>
M40 Junction 15	<b>3.3 miles</b>
M6/M69 Junction 2	<b>16.9 miles</b>

### Town / City



Warwick	<b>0.5 miles</b>
Leamington Spa	<b>1.8 miles</b>
Coventry	<b>9.4 miles</b>



## DESCRIPTION

This impressive commercial property is of conventional steel-framed construction with a combination of brick and cladding finishes, offering both functionality and character. Formed in an 'L' shape, the property offers a versatile layout ideal for a variety of business operations.

The main section features a striking glazed entrance at ground floor level, leading into largely open-plan space with some internal partitioning. At first floor level, well-appointed office accommodation benefits from excellent natural light via windows to both side elevations. The offices are constructed over a full load-bearing concrete floor, offering durability and flexibility for a range of uses

The smaller wing comprises of a workshop and storage space, including a roller shutter loading door at ground level. Additionally, there is a raised loading bay serving the first floor, enhancing operational efficiency. The first floor in this section also provides workshop and storage accommodation.



Generous yard space



Ample parking



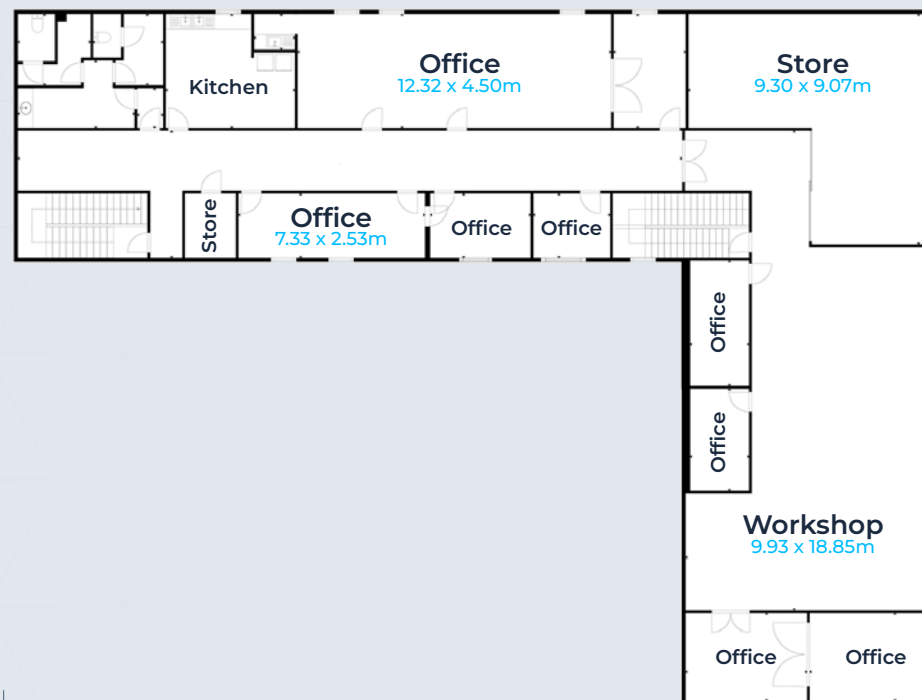
## ACCOMMODATION

### Ground Floor



**Virtual Tour**  
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### First Floor



### AREA

Floor	Description	sq ft	sq m
Ground		5,840	542.60
First	Offices	2,570	238.77
First	Stores	3,077	285.90
<b>Total</b>		<b>11,488</b>	<b>1,067.27</b>

### FURTHER SPACE AVAILABLE

The space known as the Old Brewery may also be available if required by way of further negotiation. Please note however the Old Brewery is not available separately and will be retained if not required.

**The Old Brewery** 1,709 sq ft 158.73 sq m

### TENURE / TERMS

Sale: The property is available freehold under title number WK434682.

Rent: The property is alternatively available on a new full repairing and insuring lease for a term of years to be agreed.

# POPULAR COMMERCIAL LOCATION SITUATED IN THE AFFLUENT TOWN OF WARWICK

## VIEWING

By appointment through the sole agent.



**David Penn**

david.penn@bromwichhardy.com

**02476 308 900**  
**07771 774 640**



**Rob Lord**

rob.lord@bromwichhardy.com

**02476 308 900**  
**07385 663 147**

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. [May 2026](#)

## BUSINESS RATES

Rateable Value (2026): £78,000  
Rates Payable: £37,440

## EPC

D93.

## VAT

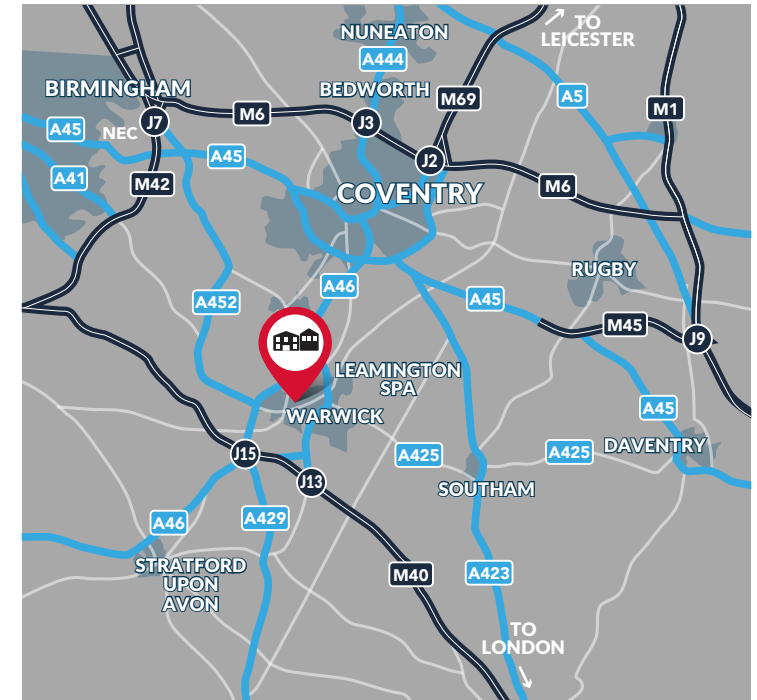
The property is not VAT registered.

## LEGAL COSTS

Each party is to bear their own legal and surveyor's costs incurred in the transaction.

## ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £126.00 (including VAT), to enable us to process tenant details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.



**The Old Pie Factory**  
Montague Road  
Warwick  
CV34 5LW



**river. blame**



Bromwich Hardy  
1 The Cobalt Centre  
Siskin Parkway East  
Middlemarch Business Park  
Coventry CV3 4PE

