

**SOUTHAM** <sup>40</sup>  
CV47 0FG

**TO LET**  
**MODERN HIGH BAY**  
**WAREHOUSE / PRODUCTION**  
**BUILDING WITH OFFICES**  
**37,962 sq ft (3,527 sq m)**

UNITS A & B NORTHFIELD ROAD  
KINETON INDUSTRIAL ESTATE, SOUTHAM  
WARWICKSHIRE CV47 0FG







## KEY FEATURES



Newly refurbished throughout



Superb Midlands location



Two self-contained internal office blocks



46 on site car parking spaces



Eaves height approx 9.5m



Two roller shutter access doors

## LOCATION

Southam is a market town located approximately 8 miles to the east of Leamington Spa, 10 miles west of Daventry, 12 miles south of Coventry and 10 miles to the north of Banbury. Junction 12 of the M40 motorway is within 5 miles with the M45 (Junction 1) being 7 miles distant and the M1 (Junction 16) approximately 15 miles.

The A425 connects Leamington Spa to Southam and the B4451 provides access off this main road into Northfield Road.

Southam town centre is within 1 mile of the premises and on Northfield Road is a Tesco food store with petrol filling station immediately adjacent together with further industrial buildings.

## Accommodation

	Sq ft	Sq m
<b>Warehouse</b>	33,943	3,153.41
<b>Right hand office</b>	2,199	204.26
<b>Left hand office</b>	1,820	169.09
<b>Total</b>	<b>37,962</b>	<b>3,526.76</b>

## Gross Dimensions

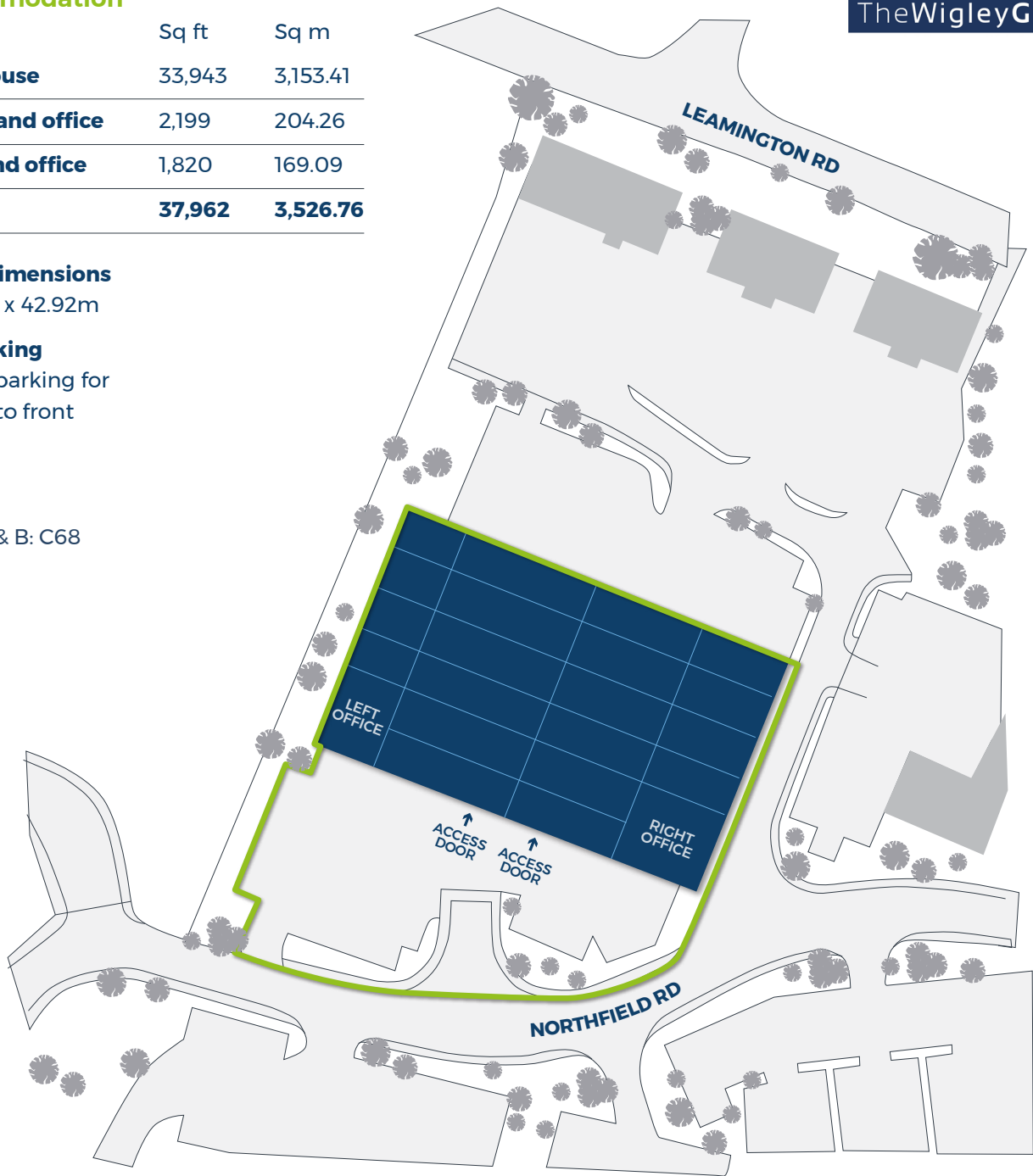
73.53 m x 42.92m

## Car Parking

Private parking for 46 cars to front

## EPC

Units A & B: C68



## DESCRIPTION

The property comprises a detached warehouse building of traditional steel portal frame construction with an even pitched roof having translucent roof lights and an eaves height of approximately 31' 2" (9.50 m) rising to 53' 3" (13.53 m) at the apex.

The unit has low level brick / block work with profile metal cladding over and a concrete floor. Two roller shutter doors lead directly off the yard and other features include high bay sodium lighting.

There are two self contained office blocks, both are built within the warehouse and have independent external access. Both are of three storey construction and comprise a variety of rooms or varying sizes with sealed unit double glazed windows (all having external security shutters), gas fired central heating to radiators to a number of the rooms.

To the front of the unit there are approximately 46 off street car parking spaces.

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## SERVICES

Mains, water, gas, electricity and drainage are connected. Central heating to the office blocks is via gas fired boilers to radiators and part of the accommodation is comfort cooled. Neither the landlord nor the agents can provide any guarantees or warranties in relation to these services.

## BUSINESS RATES

Rateable Value = £195,000  
Uniform Business Rates = (2019/20) 51.2p in £  
Rates Payable = £99,840

## TENURE

The property is available by way of a new ten year full repairing and insuring lease at a rent of £225,000 (exclusive).

## PLANNING

We understand that the premises have planning consent for B8 distribution and ancillary B1a use. Interested parties are advised to contact the Planning Department of Stratford Upon Avon District Council to confirm the above.

## LEGAL COSTS

Each party to pay their own legal costs incurred in any transaction.

## VAT

The property has been elected for VAT.

## VIEWING

Strictly by appointment with the joint agents



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