

## For Sale

Westfield Road  
Kineton Road Industrial Estate  
Southam  
Warwickshire  
CV47 0JH

9 Colmore Row  
Birmingham  
B3 2BJ

Tel : 0121 237 1234

Industrial unit  
40,068 sq ft (3,722.39 sq m)



- Rare opportunity to acquire Freehold Property
- Self-contained unit on an established Industrial Estate
- Lighting and heating in situ
- Available for occupation Q3 2017

### Location

The estate is located on Westfield Road accessed of the B4451. This in turn links to the main regional road network the A425 / A423.

Southam is located approximately equi distant between Coventry and Banbury whilst the town of Leamington Spa is approximately 5 miles to the west.

Jaguar Land Rover is situated approximately 6 miles to the south west at J12 of the M40.

### Description

The Property comprises of an original 3 bay industrial unit of steel truss frame providing a mix of industrial and office accommodation. Latterly a steel portal frame extension has been added to the property to create additional warehouse floor space.

The salient features include;

- Eaves height from 5.4m to 7.3m
- Heating and Lighting in Situ
- Secured and gated yard
- Large Power Supply

### Accommodation

The floor areas are as follows:

Area	Sq.ft	Sq.m
<b>Warehouse</b>	31,085	2,887.85
<b>Offices</b>	6,776	629.51
<b>Auxillary</b>	1,853	172.13
<b>Mezzanine</b>	354	32.9
<b>Total:</b>	<b>40,068</b>	<b>3,722.39</b>

### Tenure

The property is available on a freehold basis at a quoting price of £2.3 million.

### Services

We understand that all mains services are connected to the property. Prospective occupiers are advised to test the service and ensure they are suitable for their proposed use.

### Location Plan (For information only)



### Business Rates

The property is listed on the VOA website as having a rateable value based on £138,000.

The rates payable would be approximately £66,102

### Planning

We would advise any interested parties to make their own enquiries with the Local Authority.

Our understanding is that the property would be suitable for B1 / B2 / B8 uses.

### VAT

VAT is applicable.

### EPC

EPC is available on request.

### Viewing

Strictly by appointment with the sole agent BNP Paribas Real Estate.

**Richard James-Moore**  
**BNP Paribas Real Estate**

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**Subject to Contract**  
**February 2017**