

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 off 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
Warehouse	31,085	2,887.85
Offices	6,776	629.51
Auxiliary	1,853	172.13
Mezzanine	354	32.9
Total:	40,068	3,722.39

Tenure

The property is available on a freehold basis for a price to be agreed.

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

We understand VAT is not applicable.

EPC

EPC is available on request.

Viewing

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

Kayleigh Holsey
BNP Paribas Real Estate

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**Subject to Contract
November 2017**