

3 Westfield Road
Southam
Warwickshire
CV47 0JH

ehB
COMMERCIAL



To Let/ For Sale

Semi-Detached General Industrial Building

Rent: £64,400 Per Annum Plus VAT.

Sale Price: £825,000 Plus VAT

- Total Gross Internal Floor Area 12,261 Sq Ft (1139.5 Sq M)
- Including Offices of 2,445 Sq Ft (227.3 Sq M)
- Built to an Eaves Height of 5.8m
- Covered Loading Bay with Three Loading Doors
- Mezzanine Deck 854 Sq Ft (79.4 Sq M)

CONTACT

SIMON HAIN

07775 908555

simon.hain@ehbcommercial.com

ehB Commercial

Somerset House

Clarendon Place

Royal Leamington Spa

CV32 5QN

t: 01926 888181

f: 01926 888018

e: info@ehbcommercial.com

www.ehbcommercial.com

Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents

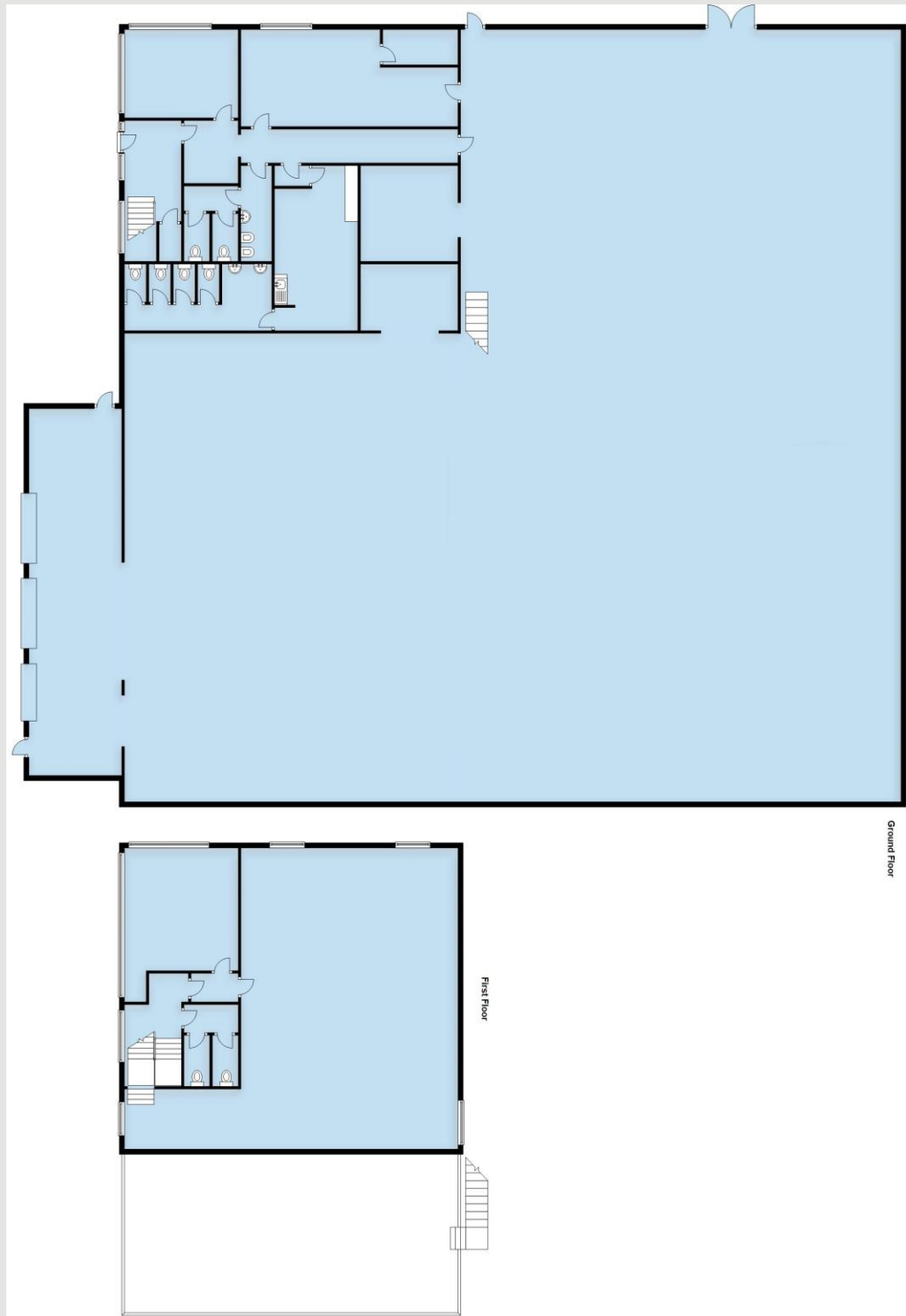
Property Managers



3 Westfield Road
Southam
Warwickshire
CV47 0JH

ehB
COMMERCIAL

FLOORPLAN



LOCATION

Unit 3, Westfield road is situated on The Kineton Road Industrial Estate which is located to the western side of the prosperous market town of Southam, Warwickshire. The unit is situated just 6 miles from junction 12 of the M40 motorway, 8 miles from Leamington Spa and within easy reach of Birmingham, Coventry, Oxford and London.

DESCRIPTION

Unit 3 Westfield Road is of a conventional steel portal frame design, the walls being of brick and blockwork which are surmounted by insulated profile steel sheeting to both upper walls and roof. The building has been extended to the front following the construction of an enclosed loading bay which benefits from two large roller shutter loading doors and a small loading which in turn leads to two inner loading doors which are 4.63m wide. To the front of the building there is a two storey office structure which has recently had new double glazed provides a mixture of storage, ladies and gents WC's, canteen and office accommodation. Electrically operated roller shutters provide security to the ground floor office windows and front door.

To the front of the building is a good sized yard and loading bay with adequate car parking for the office accommodation.

ACCOMMODATION

The accommodation in greater detail comprises:

Warehouse/Production Area 8,311 sq.ft.

Ground Floor Offices, Small Stores, WC's and Canteen 1,685 sq.ft.

Loading Bay 580 sq.ft.

First Floor Offices and WC's 1,685 sq.ft.

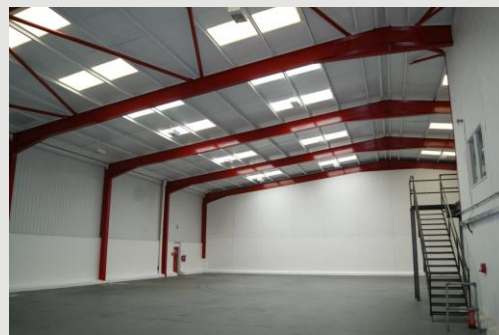
Mezzanine Deck 854 sq.ft

Net office floor area in total 2,446 sq.ft.

(227.31 sq.m.)

Services

Mains water, drainage and three phase electricity are connected to the building. We understand the current electrical core supply is 300kva. Heating to the offices is by way of electric wall mounted convactor heaters.



Tenure

The Building is to be sold freehold subject to vacant possession

Freehold

The freehold price is £825,000.00 (excl' vat)

Lease

The property is available by way of new full repairing and insuring term for a period to be agreed.

Rent

£64,400 per annum (exclusive) payable quarterly in advance.

Business Rates

Rateable Value for the year 2015/2016 is £49,750.

EPC

The current EPC Rating is D95.

VAT

VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs in this matter.

Location Map

