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Reeves

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Freehold For Sale – **PRICE REDUCTION**

Detached Three-Storey Office  
Building With On Site Car Parking

**3,202 sq.ft** (297 sq.m)

Cromwell House, Westfield Road, Kinton Road Industrial Estate, Southam,  
Warwickshire CV47 0JH



## Accommodation

Cromwell House, situated towards the top of Westfield Road, Southam, is a detached three-storey contemporary office building, which was constructed in the 1970s. The building provides cellular offices over three floors, with some storage.

The building is of a traditional brick and block construction with a timber framed Mansard roof providing the second floor office space. Floors to the original construction are made of concrete. The building is surmounted by two flat roofs which have been recovered to a good standard in recent years. The building has been extended at ground and first floor to the rear which overlooks a significant fenced compound which provides car parking for 13 cars. To the front of the building there is additional car parking for 5 vehicles.

The building is fitted with uPVC double glazed windows, 3-core perimeter trunking, and a gas fired central heating system throughout.

The property specification includes predominantly fluorescent strip lighting with some LED fittings, WC accommodation on two floors, a kitchen at each floor, a central staircase, rear fire exit, and external stairs from the second floor to the rear and five car parking spaces located to the front of the building.

There is a pedestrian front door leading to an Entrance Foyer and the office space. There is a further entrance at the rear of the ground floor.

The accommodation in greater details provides the following and is shown on the attached floor plans. Net internal areas provided:

<u>Ground floor</u> (1,084 sq.ft)	<u>First Floor</u> (1,260 sq.ft)	<u>Second Floor</u> (858 sq.ft)
Reception Foyer	9 Offices	6 Offices
5 Offices	Kitchenette	1 Kitchenette
Kitchen	2 WCs	
2 Store rooms/Offices		
1 Boiler room and 2 WCs		



## Location

Cromwell House, Westfield Road is situated on the Kineton Road Industrial Estate which is located to the western side of the prosperous market town of Southam. Southam is located in the heart of Warwickshire, being well positioned for access to the principal commercial locations within the area. The offices are located 8 miles east of Leamington Spa and almost equidistant from Daventry, Coventry, Rugby and Banbury.

Junction 12 of the M40 motorway is within 5 miles, junction 1 of the M45 is approximately 7 miles away, with junction 16 of the M1 being approximately 15 miles away.

Southam has seen its business community grow significantly in recent years with the development of the Holywell Business Park and Insight Park on the edge of the town.

Southam provides a good selection of shops and supermarkets, public houses and hotels.

A recently constructed Tesco with petrol filling station is a short walk from the premises. The Kineton Road Industrial Estate is situated to the south west of Southam, just off the A425.

## Tenure

Freehold, subject to vacant possession.

## Services

All mains services are connected to the property.

## EPC E(107)

## Planning

Class E (formerly B1 Offices).

Suitable for many uses, including healthcare.

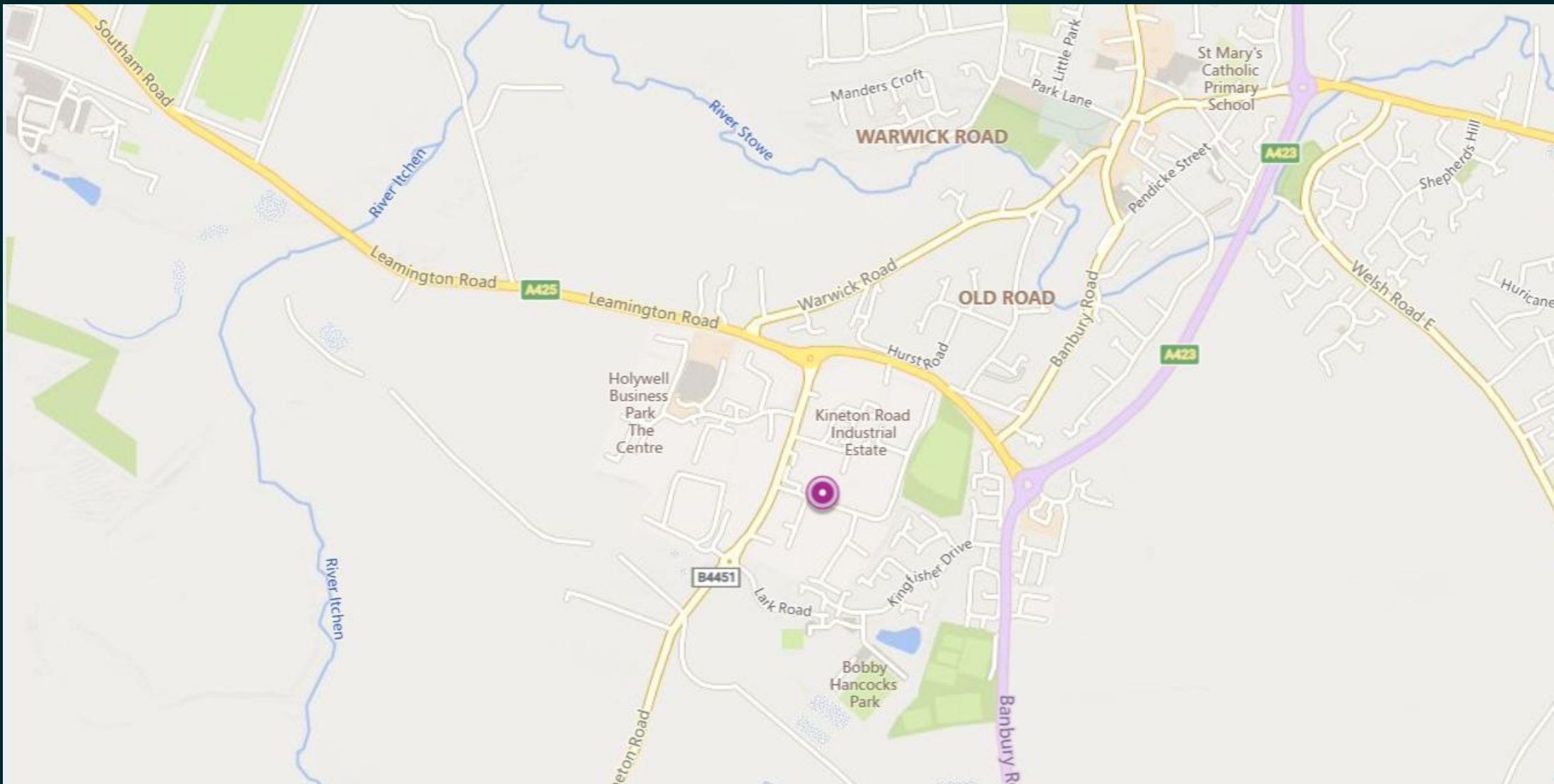
## Price Reduction

**Offers in excess of £395,000. VAT is not applicable.**

## Rates

The rateable value for the current year is £23,250.





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Somerset House  
Clarendon Place  
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CV32 5QN

For viewing arrangements, contact:

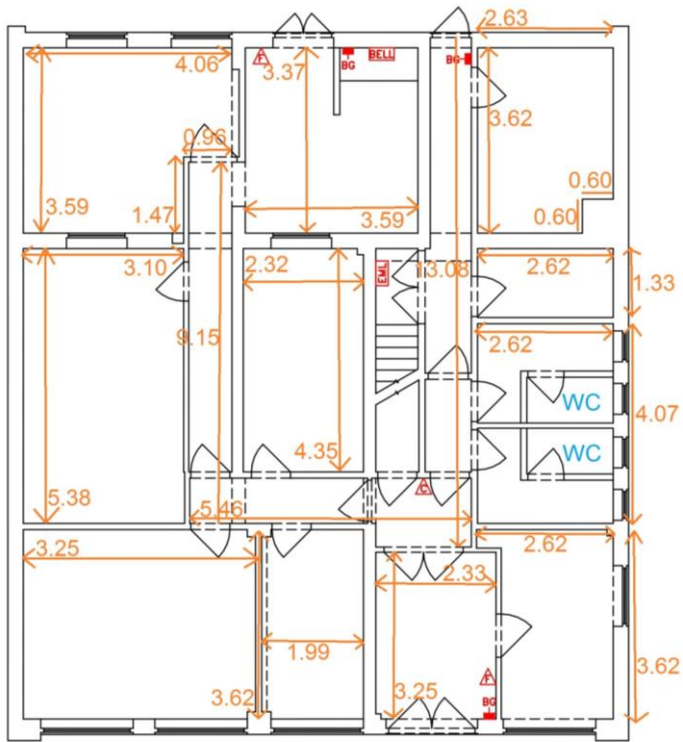
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# Floorplans

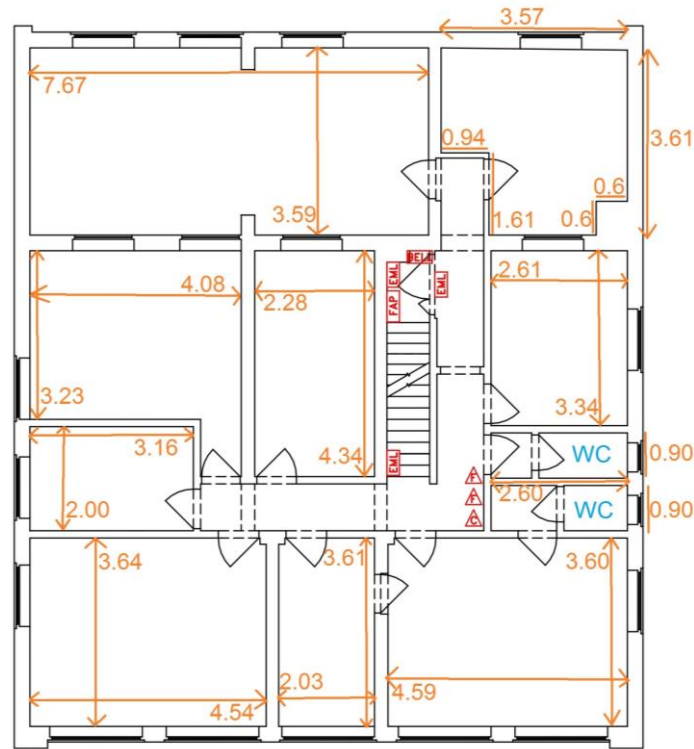
GROUND FLOOR



Net Internal Area:

100.70 sq.m  
1084 sq.ft

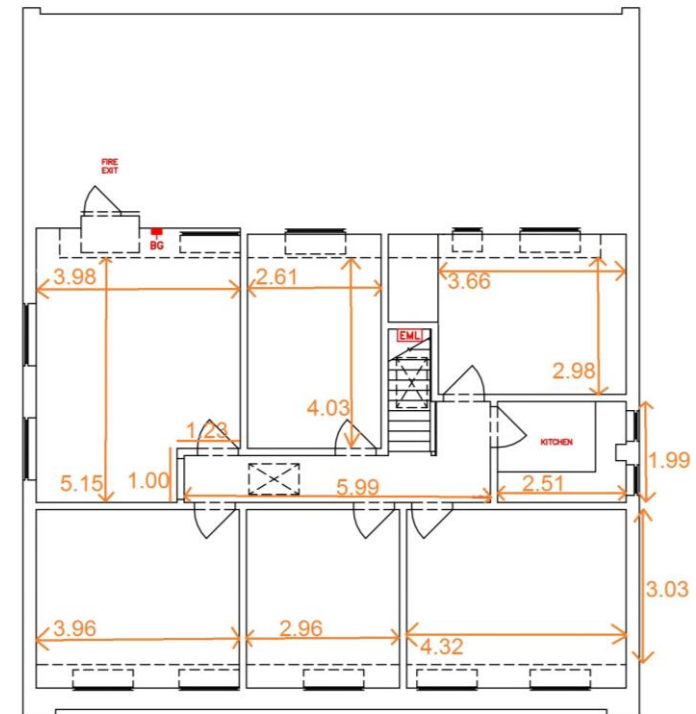
FIRST FLOOR PLAN



Net Internal Area:

117.04 sq.m  
1,260 sq.ft

SECOND FLOOR PLAN



Net Internal Area:

79.74 sq.m  
858 sq.ft