



UNIT 1 BURNT HEATH INDUSTRIAL ESTATE , LONG ITCHINGTON ROAD, OFFCHURCH, LEAMINGTON SPA, WARWICKSHIRE CV33 9AX

WAREHOUSE PREMISES

- Good cost-effective facility
- Eaves height to 7m
- Forecourt parking & loading via 2 loading doors
- EPC Rating C

TO LET - £290,000 PER ANNUM | 49,766 sq ft (4,623.28 sq m)

Contact Clive Thompson

Brown & Co Banbury

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BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Burnt Heath Industrial Estate is situated 2.5 miles to the East of Leamington Spa and 3 miles North-West of the town of Southam, at the intersection of the Long Itchington Road and Fosse Way.

This provides excellent communications with Junction 13 of the M40 Motorway (5.5 miles) and Junction 12 (7 miles).

DESCRIPTION

Unit 1 comprises a steel portal frame building with 2 loading doors, small ground and first floor office area and eaves height to 7m. Three phase electricity is connected.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Unit 1	m ²	ft ²
Ground floor warehouse	4,560.10	49,086
Ground floor office	31.59	340
First floor office	31.59	340
Total GIA	4,623.28	49,766

SERVICES

Mains water and electricity (3 phase) are connected. Drainage is to a private sewerage system. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates will be the responsibility of the occupier. The current Rateable Value for the premises is £172,000 per annum.

EPC RATING

The property has an EPC rating of C

TERMS

The property is offered on a new lease for a term to be agreed by negotiation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

It is understood that VAT is applicable.

IMPORTANT NOTICES

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VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

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