



## WAREHOUSE PREMISES

UNIT 1A FORD FARM, WELSH ROAD, OFFCHURCH,  
LEAMINGTON SPA, CV33 9AA

- Good cost effective facility
- Eaves height 5.8m to underside of eaves
- Forecourt parking & loading via single loading door (height 6m x 6.95m)
- 3 phase electricity

**TO LET - £72,000 PAX | 10,281 sq ft (955 sq m)**

**Clive Thompson**

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**BROWN & CO**

**LOCATION**

Unit 1A Ford Farm is situated approximately 3 miles to the east of Leamington Spa and approximately 3 miles northwest of the town of Southam.

This provides excellent communications with Junction 13 of the M40 motorway approximately 6 miles and Junction 12 approximately 7 miles.

**DESCRIPTION**

Unit 1A comprises a steel portal frame building with large loading access door and a small ground floor office area. 3 phase electricity is connected.

**ACCOMMODATION**

The property has the following approximate gross internal floor area:

Ground Floor	Sq ft	Sq m
Warehouse & office	10,281	955.10

**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 tests to ensure that these are in working order.

**BUSINESS RATES**

The Rateable Value is to be confirmed.

**LEASE & RENTAL TERMS**

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

**EPC**

To be confirmed.

**VAT**

It is understood that VAT is not applicable.

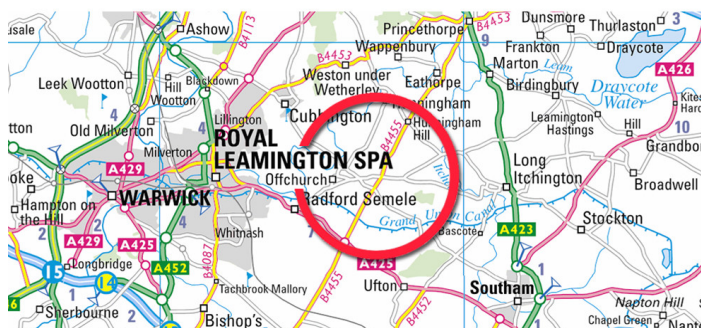
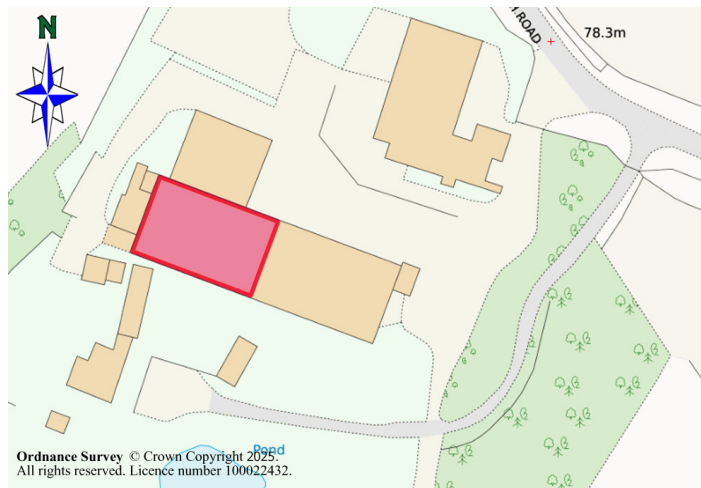
**LEGAL COSTS**

Each party is to bear their own costs incurred in documenting the letting.

**VIEWING AND FURTHER INFORMATION**

Viewing is strictly by prior appointment with the letting agent. For further information or to arrange a viewing please contact:

**Brown & Co**  
 Clive Thompson  
 01295 220206  
 07733 122017  
 clive.thompson@brown-co.com



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