



WAREHOUSE PREMISES

UNIT 1A WELSH ROAD 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

Brown & Co

M: 07733 122017

T: 01295 220206

E: clive.thompson@brown-co.com

Banbury

6 Manor Park, Banbury Oxfordshire OX16 3TB

T 01295 273555 | E banbury@brown-co.com

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LOCATION

Unit 1A Welsh Road 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.

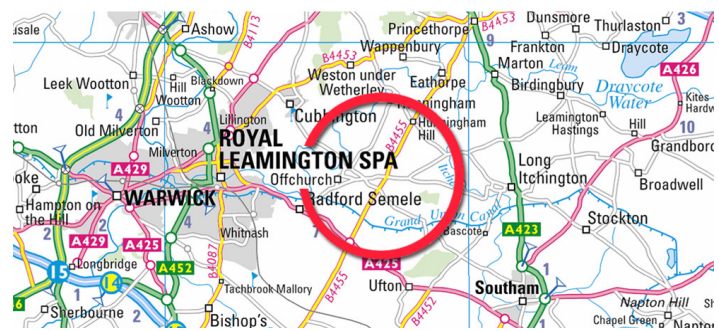
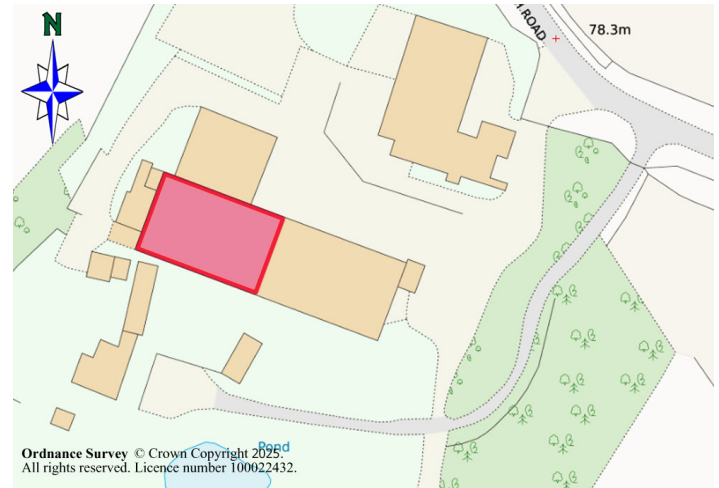
LEGAL COSTS

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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Banbury
6 Manor Park, Banbury
Oxfordshire OX16 3TB
T 01295 273555 | E banbury@brown-co.com

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Property and Business Consultants