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TO LET

HIGH QUALITY NEWLY CONSTRUCTED
OFFICES WITH OPTIONAL STORAGE/WAREHOUSE

1,539 sq.ft (143 sq.m) OFFICES & RECEPTION

Unit 9 Sucham Park, Northfield Road, Southam, Warwickshire, CV47 0FS

Accommodation

Unit 9 is the principal business unit on Sucham Park, located at the back of the site. The accommodation offered comprises a large ground floor reception with access to an open plan first floor office suite with kitchen facility with option of a ground floor warehouse/storage facility, which could accommodate additional offices. The building is newly constructed and is in a pristine condition and ready for immediate occupation. The specification includes air conditioning, both heating and cooling, double glazed aluminium windows, perimeter trunking, fitted carpets and LED lighting throughout. There is a lift access to first floor. The suite is let with ten on site car parking spaces and access to EV charging points.

Ground Floor Reception 35.59 sq.m. (383 sq.ft.)

With ceramic tiled floor, suspended ceiling, two WCs (one disabled) and under stairs store facility.

First Floor Office Suite 107.53 sq.m. (1,157 sq.ft.)

With fitted kitchen facility, newly laid carpets, raised floors, LED lighting, double glazed windows and air conditioning.

Optional Ground floor Storage Facility 82.58 sq.m. (889 sq.ft.) with floor to ceiling height of 3.37m.

Location

Sucham Park sits within the Holywell Business Park, the principal commercial business park within the market town of Southam, to the west of the town, just off the Leamington Spa road. Key operators in the near vicinity include Al-Ko Kober, Dywidag, Alumet Systems, Screwfix and a large Tesco store.

Southam is strategically placed with easy access to the M40 motorway at Gaydon (junction 12), Leamington Spa, Coventry, Rugby and Banbury.



Tenure

The accommodation is offered subject to a new lease for a term to be agreed. The lease will be drawn on effectively full repairing and insuring terms. The lease will be contracted out of sections 24-28 inclusive of the Landlord & Tenant Act 1954.

Services

Mains electricity, water and drainage are connected to the demise.

EPC TBA

Planning

Class E (offices).

Rent

£24,625 per annum (exclusive) for the offices.

£35,300 per annum (exclusive) for the offices and storage/warehouse facility.

Rates

The tenant will pay a fair proportion of the rateable value attributed to the whole building.

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

Service Charge 1

To cover a fair proportion of costs relating to the repair, maintenance and decoration of the tenants part of the building, a fair proportion of building insurance, window cleaning and any other communal costs.

Service Charge 2

A fair proportion of the whole buildings contribution towards the Sucham Park Estate Service Charge, covering external common areas and a fair proportion of costs relating to the Service Charge associated with Holywell Business Park as a whole. This is believed to be £0.60 per sq.ft pa. plus vat.

Utilities

The tenant will cover all utility costs based on sub metered electricity readings and water. Gas is not connected.





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