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Two Units - AVAILABLE SEPERATLEY OR TOGETHER
Class E - Light Industrial,
Storage & Offices To Let
928 sq.ft - 2,719 sq.ft (86 - 253 sq.m)

1 & 6, The Old Coal Yard, Folly Lane, Napton, Southam, Warwickshire, CV47 8NZ

Accommodation

Units 6 and 1, The Old Coal Yard comprise a Class E, light industrial/warehouse unit and an office building.

Unit 1

The unit comprises a mid-terraced portal frame facility providing light industrial workshop or storage. Built to an eaves height of 4.23m with a specification which includes concrete floor slabs, fluorescent strip lighting, roof lights, up and over loading door (3.47m wide x 3.5m high), rear door to yard area, the unit comprises the following:-

Overall width 9.2m x overall depth 18.07m = 166.47 sq.m. (1,791 sq.ft.)

At present there is no WC within this unit but this can be installed. Water is connected.

Unit 6

The unit comprises a detached single storey portal frame building with uPVC double glazed windows and a timber clad frontage. The property provides good quality office accommodation which could similarly be used as light industrial space or warehousing. The unit in greater detail comprises the following:-

Overall width 9.16m x overall depth 8.85m = 81.07 sq.m. (872 sq.ft.)

Fitted kitchen: 1.59m x 3.26m = 5.19 sq.m. (58 sq.ft.)

WC facility

The units' specification includes electric underfloor heating, air conditioning, uplighters, concrete floor, central floor box and white painted walls.



Access

Access to Units 1 and 6 is through the Old Coal Yard which is a locked facility. This site is open between the hours of 7am and 7pm, seven days a week. Outside of these hours access can be given through the landlords. The site is monitored by CCTV and kept secure.

Car parking is located to the front of each unit. The units are available separately or as one.

Location

The picturesque village of Napton is located 3 miles due east of the market town of Southam, 10 miles south of Rugby, 8 miles west of Daventry, 17 miles north of Banbury and 10 miles east of Leamington Spa. This strategic location is only some 9 miles from the nearest access onto the M40 motorway going both east and west and benefits from the key regional amenities such as the NEC, Birmingham International Airport and the National Agricultural Centre. The Old Coal Yard is identified on the attached location map.



Tenure

The two properties are offered on new leases for a term to be agreed, the minimum period being three years. The leases will be excluded from Sections 24-28 (inclusive) of the Landlord & Tenant Act 1954. The leases will be drawn on full repairing and insuring terms subject to a Schedule and Record of Condition.

Services

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

EPC TBA

Planning

Class E

Rent

£8.00 per sq.ft. per annum plus VAT, paid quarterly in advance.



Rates

The rateable value for Unit 1 for the current year is £7,500 so tenants may be entitled to 100% small business rates relief subject to rate payer's status.

The rateable value for Unit 6 for the current year is unconfirmed but it is understood that tenants may be entitled to 100% small business rates relief subject to rate payer's status. To be confirmed.

Legal Costs

Each party will meet their own legal costs.

Service Charge

A modest service charge will be raised to cover the communal costs of maintaining the Old Coal Yard.





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Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Simon Hain 01926 888181
simonwhain@ehbreeves.com/ehbreeves.com

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