



ehB
Reeves
commercial property experts

To Let

Modern Industrial/Warehouse Unit

1,905 sq.ft (177 sq.m)

Unit 6 Maricott Court, Northfield Road, Southam, Warwickshire CV47 0FS

Accommodation

Maricott Court is a 3 acre site and is part of the highly successful Holywell Business Park. It provides recently constructed, high quality industrial/warehouse units within a landscaped environment. Estate occupiers include Screwfix, who are opposite.

Specification:

Steel portal frame

Reinforced concrete floor to a minimum of 35KN/m²

Goose wing grey coloured cladding

Minimum eaves height of 6m

Fire alarms

Electric up and over loading door(s)

Disabled access/WC facility

Anodised aluminium double glazed windows

Mains water, drainage and 3 phase electricity

Gas supply to be made available

3 dedicated car parking spaces and loading bay

15% translucent roof lights

Constructed to the latest thermal requirements

Landscaped environment

LED warehouse lighting



SAT NAV: CV47 OFS

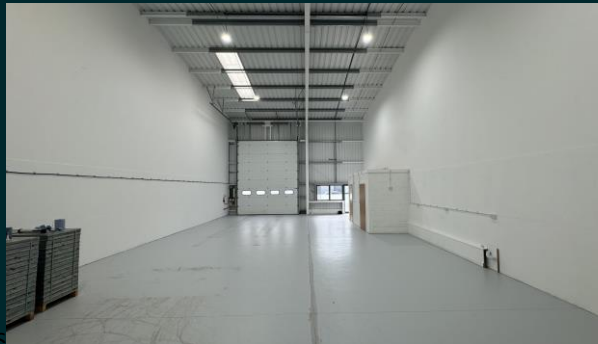
 **reading.foods.germinate**

Location

Maricott Court, Holywell Business Park, is situated in a busy commercial location less than 1 mile south east of the prosperous market town of Southam, eight miles east of Leamington Spa, 12 miles south west of Rugby, 15 miles south of Coventry and within 25 miles of Birmingham Airport and the NEC.

Logistics are excellent with junction 12 of the M40 being within 6 miles, the M1, M6 and M69 all being accessible and opening up the Midland and National motorway networks.

Within a short distance of the town centre, the units benefit from the town centre amenities including shops, restaurants, gymnasium and pubs. There is a large Tesco a short walk away.



Tenure

A new full repairing lease is offered for a minimum term of 3 years.

Services

Main water, drainage and a three phase electricity supply are connected.

EPC To be assessed.

Planning

The unit has detailed planning consent for B1(c) Light Industrial, B2 (General Industrial) and B8 (Storage and Distribution), now E.

Rent

£21,000 per annum, exclusive plus VAT



Rates

The rateable value for the current year is £12,000 and so 100% small business rate relief is available subject to business rates payers status.

Legal Costs

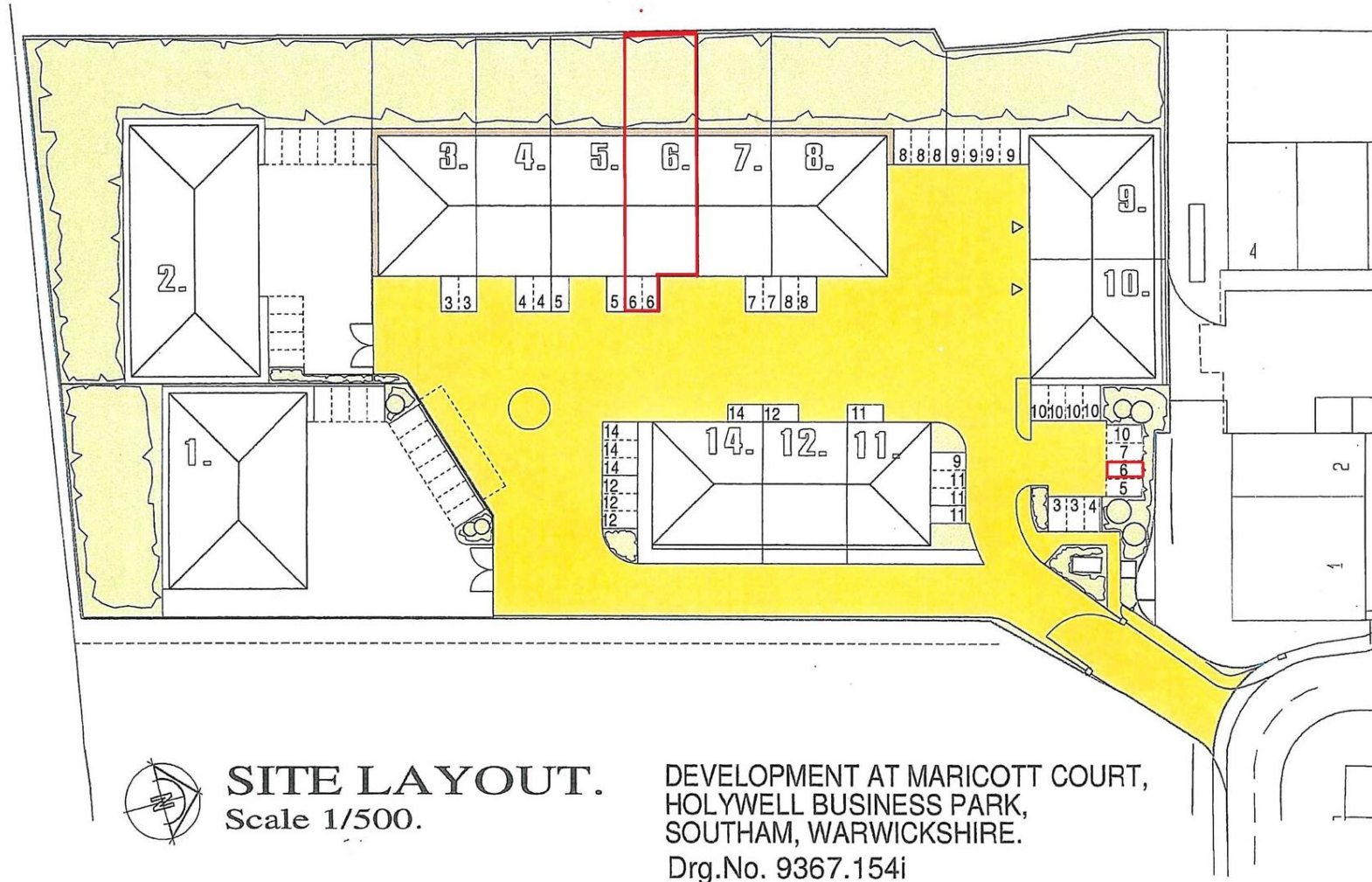
Each party will be responsible for their own legal costs associated with this transaction.

Service Charge

An estate service of approximately £800 per annum plus vat is charged to cover the estate communal costs and services.



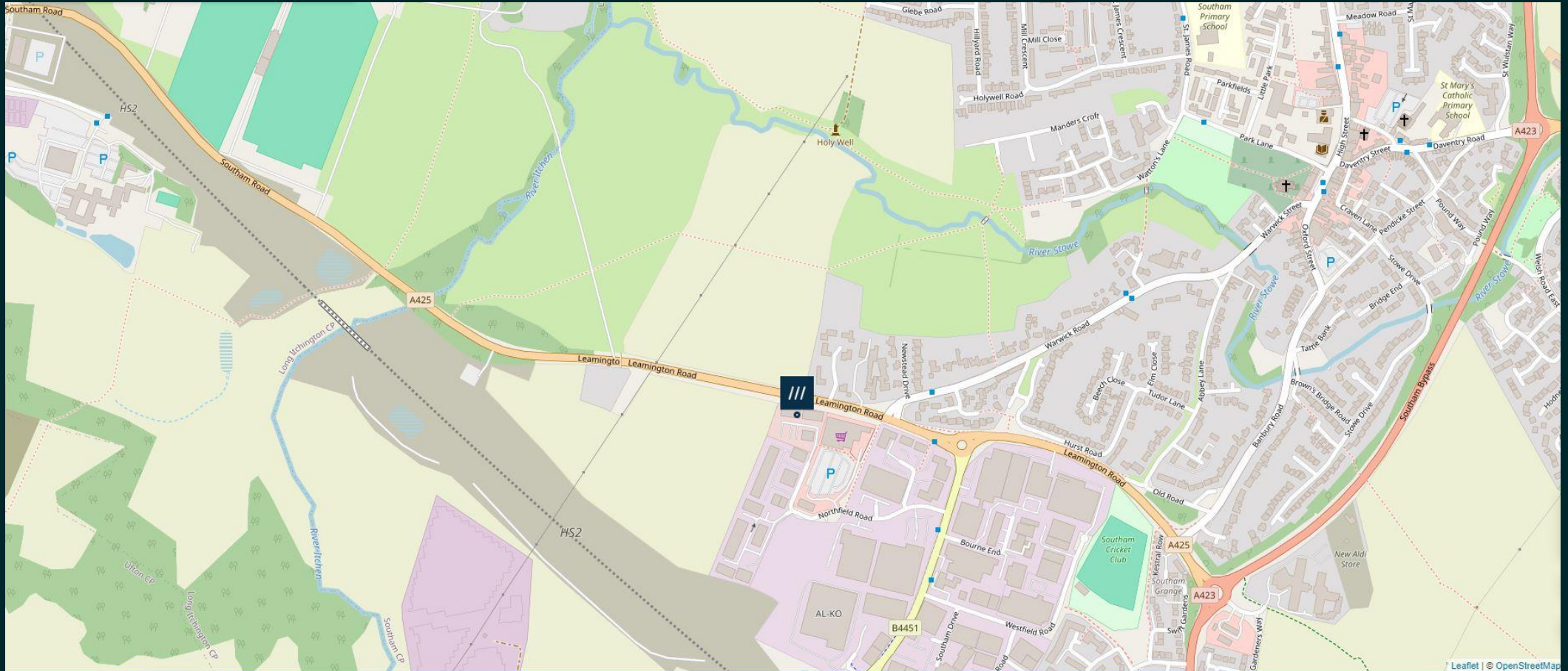
Demise - Site Plan



SITE LAYOUT.
Scale 1/500.

DEVELOPMENT AT MARICOTT COURT,
HOLYWELL BUSINESS PARK,
SOUTHAM, WARWICKSHIRE.

Drg.No. 9367.154i



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