

For Lease

Warehouse



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

Buttercup Barn

Tomlow Road, Stockton, Southam CV47 8HX

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

6,166 Sq Ft
£49,000 Per Annum

Key Features

- ▶ Brand new warehouse building with yard
- ▶ Gated entrance
- ▶ Rural Location
- ▶ Eaves height of 5.07 metres.
- ▶ 2 Loading Doors
- ▶ Good links to A425 and A426
- ▶ Hard surface yard



**Buttercup Barn, Tomlow Road, Stockton, Southam,
CV47 8HX**



Location

Buttercup Barn is situated in South Warwickshire, approximately 11 miles east of Leamington Spa, 14 miles south-east of Coventry, 17 miles north of Banbury. and 1 mile north of Napton on the Hill.

It is a rural Warehouse but it benefits from good road communications being on Tomlow Road which is connected to the A425 and A426 Trunk Roads and is in close proximity to motorway networks: M40 Jct 12 (10 miles), Jct 13 (14 miles), M69/M6 Jct 2 (16 miles), M45/M1 Jct 17 (16 miles).

What3Words - <https://w3w.co/rags.looked.emotional>

Description

The building is newly built and is of steel portal frame construction with block and clad elevations and a lined metal sheet roof with roof lights. There are two electronic loading doors providing access to the property.

Internally, the building has a solid concrete floor and provides a minimum eaves height of 5.07 meters.

A loading yard area is situated at the entrance of the building with a concrete surface. The perimeter of the loading yard is fenced and there are double metal gates into the compound.

Business Rates

Awaiting assessment by the Local Authority

EPC

Awaiting Production of EPC

VAT

VAT is applicable



**Buttercup Barn, Tomlow Road, Stockton, Southam,
CV47 8HX**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



David Penn

Contact us with any queries about the property or to book a viewing

02476 308 900
07771 774 640
david.penn@bromwichhardy.com



Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900
charlie.glover@bromwichhardy.com



Buttercup Barn, Tomlow Road, Stockton, Southam, CV47 8HX

02476 308900 office@bromwichhardy.com www.bromwichhardy.com