



# TO LET

## MODERN OFFICE PREMISES



### Ground Floor Offices, Warwick House, Warwick House Industrial Park, Banbury Road, Southam

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- Ground Floor Offices
- 7 Separate Office Rooms
- 24 Hour Access/Gated Site
- Allocated Off Road Parking
- Kitchen/Breakout Room
- £20,000 pa + VAT

# Ground Floor Offices, Warwick House, Warwick House Industrial Park, Banbury Road, Southam CV47 2PT

## Location:

Leaving Southam on the Banburd Road (A423) the Warwick House Business Park is located on the second left hand side past the shell garage.

## Description:

The offices are accessed from the main car park area which leads to the reception area of the building and the ground floor offices has a reception desk with a main entrance door to the left hand side of this. Off the main reception desk is a store room ideal for stationary ect. From the entrance door left are the toilets with female toilets featuring two cubical and the male toilets featuring two cubical and two urinals. From the main corridor there is the main office room which open plan with windows overlooking the front lawn and car park. There is a further office room off the hallway then a kitchen/breakout room with worktop, base units and walls units. There is a server room to the right hand side and a meeting room on right hand side past the server room. On the left landside there are two generous walk in store cupboards ideal for archive and file storage. On the right hand side is an office room currently used as storage and a further room next to this. Where the main corridor turns the corner there is an office room and a further office room to the right used as storage with the last office located on the right hand side. Externally there is a generous car park to the front of the building with mature hedges, shrubs and trees and the site is gated with a sliding gate on a timber with pin access codes allowing 24 hour access.

There is an annual service charge payable which includes heating costs.

## Floor Area:

Net Internal Area (NIA) is 1,693 sq ft (157.28 m2).

## Price:

£20,000 per annum.

## Tenure:

New lease available.

## Service Charge:

£5,854.80 annum payable (to period end June 2022)

## Rateable Value:

TBC. source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The current premium is £678.19 to period end June 2022. The tenant will be responsible for insuring their own stock, content and liabilities.

## Legal Costs & Holding Deposit

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

## Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.



## EPC:

The Energy Performance Rating of the property is = E.  
A full copy of this report is available from the agent's office upon request.

## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

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## GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website [www.westbridgecommercial.co.uk](http://www.westbridgecommercial.co.uk).

