

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Units 1 & 2, Warwick House Industrial Park, Banbury Road, Southam



Richard Johnson



Sephie Portwood



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www.westbridgecommercial.co.uk

- 2,000 sq ft (185.80 m²)
- Two Roller Shutter Doors
- Two Toilet Blocks
- Max Eaves 5.23 m
- Excellent Transport Links to M40
- £16,000 pa + VAT

Units 1 & 2, Warwick House Industrial Park, Banbury Road, Southam, Warwickshire CV47 2PT

Location:

Located off the A423 Banbury Road at Southam just 6 miles from junction 12 of the M40 motorway is this privately own well established industrial estate featuring a number of small and medium sized units along with an office building.

Description:

A pair of Industrial/Warehouse units formally two units but in recent times knocked through into one. The units are constructed of a steel frame with two roller shutter access doors measuring 2.30 m by 3.20 m each. There are two toilet blocks in each side of the unit. Each unit approximately measures 13.4 m deep by 6.9 m wide with an eaves height of 3.89 m rising to 5.23 m on the mono pitch roof.

NB. The photographs shown in the pictures were taken prior to the existing tenants occupation.

The landlord is looking to return the units to a similar condition as shown in the photographs.

Floor Area:

Gross Internal Area (GIA) is 2,000 sq ft (185.81 m2).

Price:

£16,000 per annum.

Tenure:

New lease available.

Service Charge:

The tenant will pay a fair and proper contribution towards to the upkeep of the common areas, amount to be confirmed.

Rateable Value:

£10,750 (2023) source: 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 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.

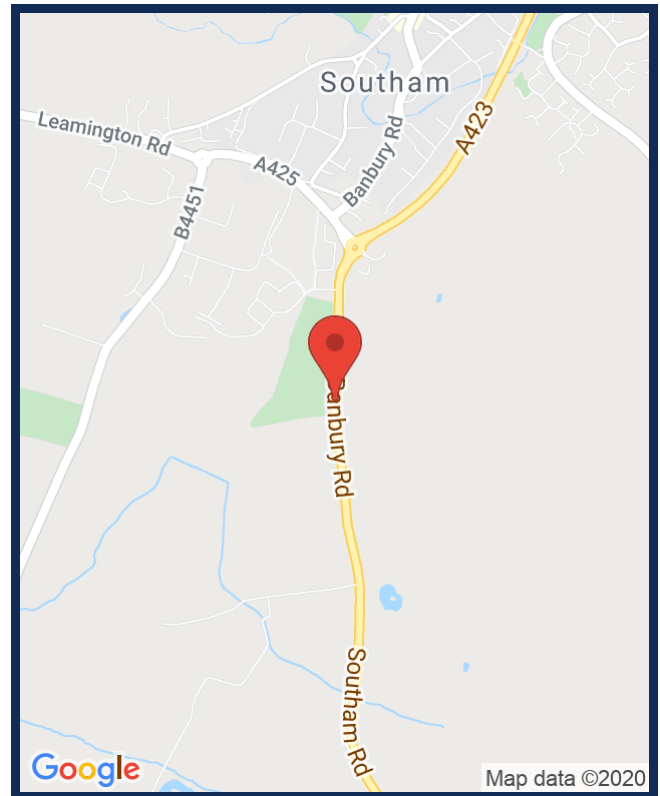
VAT:

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.

