



## UNIT 3 BURNT HEATH FARM, LONG ITCHINGTON ROAD, OFFCHURCH, WARWICKSHIRE CV33 9AX

### WAREHOUSE PREMISES

- Warehouse premises available
- Eaves height of 3.75m
- Forecourt parking & loading
- EPC Rating Exempt

**TO LET £57,000 Per Annum | 11,948 sq ft (1,109.97 sq m)**

Contact Clive Thompson

Brown & Co Banbury

01295 220206 / 07733 122017

[clive.thompson@brown-co.com](mailto:clive.thompson@brown-co.com)

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## LOCATION

Burnt Heath Farm is situated 2.5 miles to the East of Leamington Spa and 3 miles North-West of the town of Southam, at the intersection of the Long Itchington Road and Fosse Way.

This provides excellent communications with Junction 13 of the M40 Motorway (5.5 miles) and Junction 12 (7 miles).

## DESCRIPTION

Unit 3 comprises a warehouse building of steel portal frame construction with elevations varying between part brick and blockwork with corrugated asbestos over cladding, all under pitched corrugated asbestos roofs with roof lights. Good quality concrete screeded power floated floor and eaves height of 3.75m.

## ACCOMMODATION

The property provides the following gross internal floor area:

	m <sup>2</sup>	ft <sup>2</sup>
Unit 3	1,110.00	11,948

## SERVICES

Mains water and electricity (3 phase) are connected. Drainage is to a private sewerage system. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## BUSINESS RATES

Business rates will be the responsibility of the occupier. Details available from the agents.

## SERVICE CHARGE

There is a service charge applicable to the common area of the estate. Details available from the agents.

## TERMS

The premises is offered on a new lease for a term to be agreed by negotiation.

## VAT

It is understood that VAT is applicable.

## EPC RATING

The property is exempt.

## LEGAL COSTS

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

## IMPORTANT NOTICES

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## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole agent- Brown & Co

Clive Thompson  
01295 220206 / 07733 122017  
clive.thompson@brown-co.com

