

# 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



Property and Business Consultants brown-co.com

## LOCATION

Burnt Heath Farm is situated 2.5 miles to the East of Learnington 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:

	m²	ft²
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.

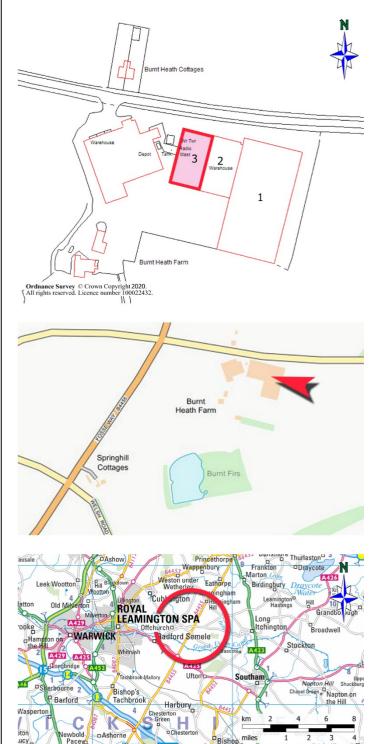
## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole agent- Brown & Co

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#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property. No responsibility is takes up Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility is takes up Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees should make their own independent enquiries or expenses incurred by intending Purchasers or Lessees and the property. No responsibility is take up Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers should make their own independent enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of NAT, except where otherwise stated. 7. In the case of agricultural proper

