

For Lease

Factory



Kinton Road Industrial Estate

Westfield Road, Southam CV47 0JH

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 37,101 Sq Ft
£ £230,000 Per Annum

Key Features

- Secure and self contained
- Superb secure concrete yard
- Heating and lighting throughout
- 450 KVA power supply
- Ample Parking
- A mixture of Open Planned and Cellular Offices
- Drone Video:
https://www.youtube.com/watch?v=87A_cynDqaA



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Southam, Warwickshire, CV47 0JH



Location

Southam is located to the south of Warwickshire approximately 25 miles south east of Birmingham city centre, 10 miles south east of Coventry, 7.5 miles east of Leamington Spa and 22 miles west of Northampton. The town is well located for motorway access with Junction 12 of the M40 5 miles to the west, Junction 16 of the M1 15 miles to the east and Junction 1 of the M6 12 miles to the north. The property is situated in an established employment and industrial area in Southam to the south west of the town centre, on a corner plot with frontage to both Kineton Road and Northfield Road

Description

The property is located on a corner plot which provides excellent frontage to Westfield Road. It benefits from two storey office accommodation to the front elevation with ample WC, Kitchen and meeting room facilities. To the rear of the building there is a superb secure concrete surfaced loading yard with two level access loading doors. The warehouse space comprises of heights varying from 4.7m to 7.8m to minimum eaves, with LED lighting and a generous power supply of 450KVA.

Business Rates

Rateable value: £145,000.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be negotiated.

EPC

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**Kineton Road Industrial Estate, Westfield Road,
Southam, Warwickshire, CV47 0JH**

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



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.



Tom Bromwich

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

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Mark Booth

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