

For Lease

Light Industrial



## Unit 8 Maricott Court Holywell Business Park

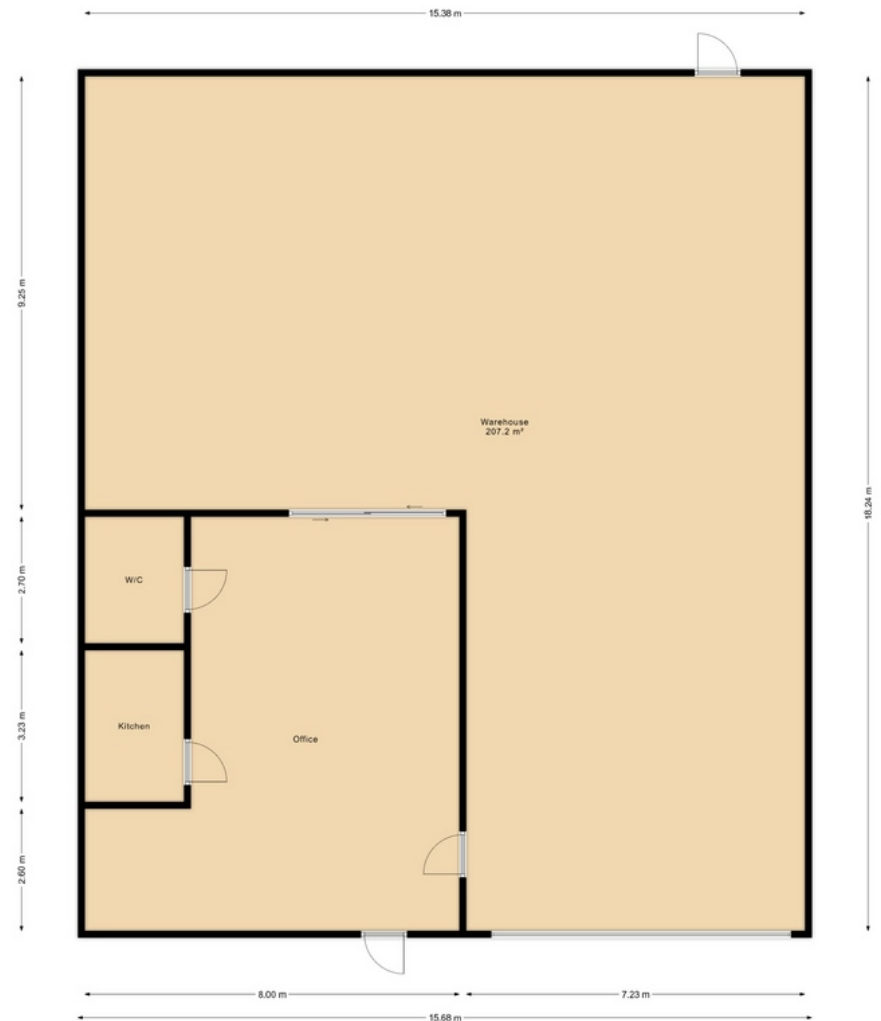
Kinton Road Industrial Estate, Southam, CV47 0FT

**BROMWICH**  
**HARDY**  
024 7630 8900  
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3,780 Sq Ft  
£41,500 Per Annum

## Key Features

- High Load Capacity Mezzanine
- EPC Rating B
- 7m Working Heights
- 5 Parking Spaces
- Rollerdoor 3.4m Wide by 3.8m Tall
- 3 Phase Power with 200 kVA
- EV Charging
- Yard space at rear of property
- Opposite Screwfix



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0FT





## Location

Located in Holywell Business Park, Southam (CV47 0FT), this unit offers excellent transport links. It's just 6 miles from the M40 (Junction 12), with easy access to the M1 (25 miles east via Junction 16) and the M6 (20 miles north via Junction 2). Nearby A-roads, including the A423, A425, and A426, further enhance connectivity, making it a prime spot for businesses needing strong regional access.

## Description

This high-quality industrial unit, built in 2020, combines modern features with exceptional functionality. It boasts a generous eaves height of 7 metres and an apex of 8 metres, offering flexible space suitable for various industrial and commercial uses. With an energy-efficient EPC rating of B and eligibility for small business rates relief, it presents a cost-effective option for businesses.

The property is fully serviced with water and 3-phase electrics, delivering 200 kVA capacity, and includes an EV charger for electric vehicles. Inside, it features a modern office and reception area, LED lighting, a stylish W/C, and a kitchenette, all designed for comfort and efficiency. A mezzanine above the offices, accessible via ladder and equipped with a forklift gate, offers strong load capacity for extra storage or workspace.

Externally, a gated hardstanding area at the rear allows for potential expansion within the existing boundary. This unit offers a rare blend of modern infrastructure, energy performance, and future flexibility—an ideal base for any growing business.

## Accommodation

Area	Sq Ft	Sq M
Warehouse	2,258	209.77
Ground Floor Office	761	70.7
Mezzanine	761	70.7
<b>Total</b>	<b>3,780</b>	<b>351.16</b>

## Business Rates

Current Ratable Value: £11,000 PA

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/12898116000>

## EPC

EPC B:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0980-3227-0330-6900-3080>

## VAT

This property is registered for VAT (Value Added Tax).  
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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### 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.



#### Rob Lord

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

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



#### Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



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02476 308900 office@bromwichhardy.com www.bromwichhardy.com