

**REFURBISHED INDUSTRIAL UNIT**



**UNIT B, BOURNE END, SOUTHAM, CV47 0NA**

To Rent: £105,000 per annum

9,543 sq ft (886.57 sq m)

## Description

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Unit B Bourne End comprises a steel portal framed industrial unit which has been refurbished to an excellent standard. There are brand new offices, reception and amenities located at the front of the building. The warehouse itself provides strong natural light with good rooflight coverage, alongside high bay LED lighting.

The property is secured via a roller shutter door to the right hand side and pedestrian access to the front. Externally, there is ample parking and yard space.

## Summary

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- Fully refurbished including new roof
- Three phase power
- Ground floor offices and reception
- Ample yard and parking
- Excellent industrial location



## 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.

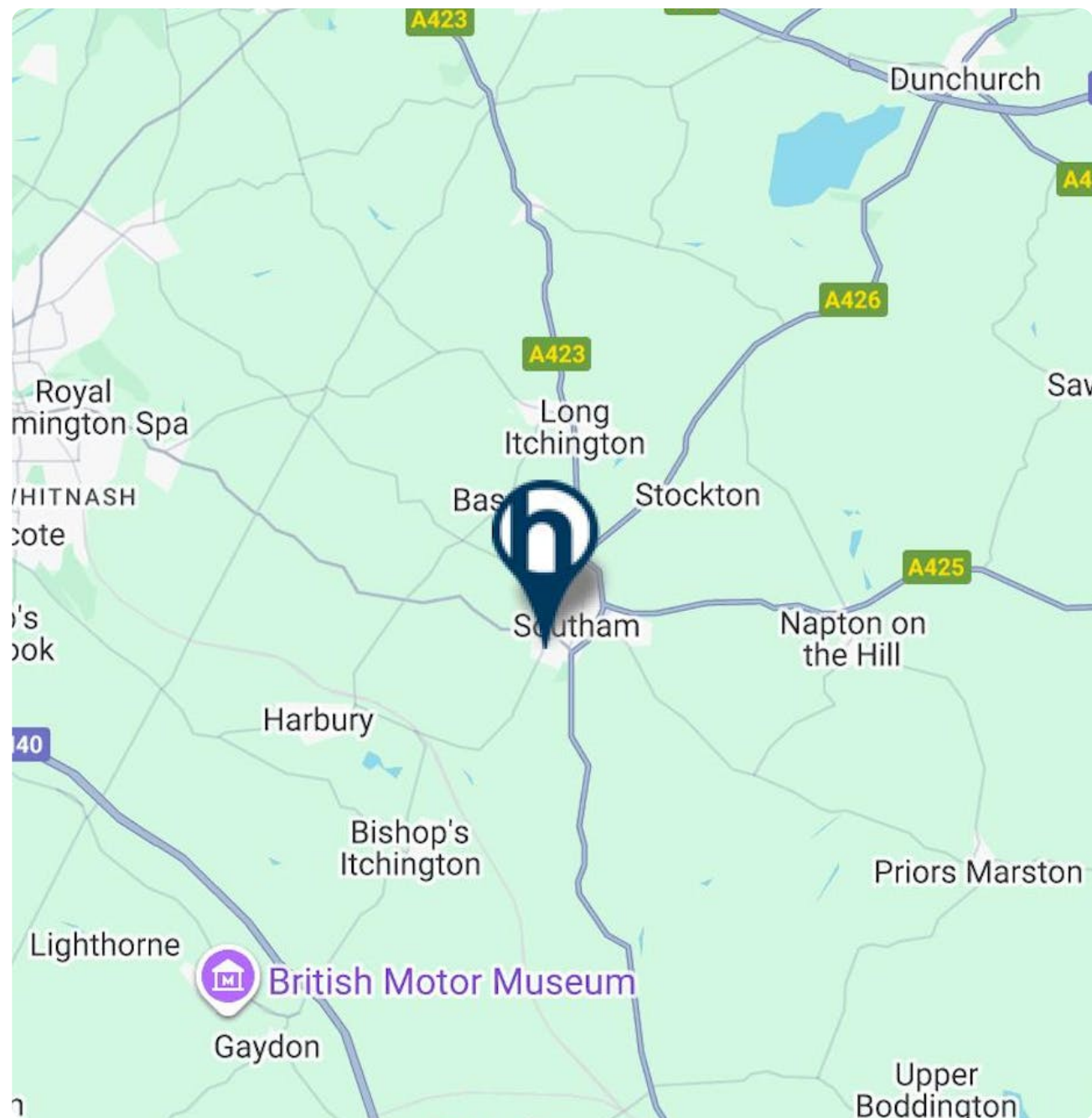
## Connectivity



M40 Junction 12 (10 minute drive)



Tesco Superstore (6 minute walk)



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## GALLERY



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## ACCOMMODATION

| NAME               | SQ FT | SQ M   | RENT | AVAILABILITY |
|--------------------|-------|--------|------|--------------|
| Ground - Office    | 787   | 73.11  | -    | Available    |
| Ground - Warehouse | 8,756 | 813.46 | -    | Available    |
| Total              | 9,543 | 886.57 |      |              |

## TERMS

Available by way of a new lease on terms to be agreed.

## RENT

£105,000 per annum

## EPC

C (51)

## BUSINESS RATES

Rateable Value: £47,500  
Rates Payable: £22,800 per annum

## SERVICE CHARGE

n/a

## LEGAL FEES

Each party to bear their own costs

## POSSESSION

Available Immediately

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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