

To Let

£1375 pcm

Storage Unit in Southam

1,830 sq.ft (170 sq.m)

ehB
Reeves
commercial property experts

Unit 24, Brewsters Corner Business Centre, Pendicke Street, Southam, CV47 1PN



Accommodation

Comprising a light industrial unit which has previously been used for storage for many years, comprehensively fitted with a roller shutter door, and concrete flooring. The building is constructed to an eaves height of 3.95m. Benefitting from a partitioned kitchenette and WC, fluorescent strip lighting and three phase electricity supply.

The building sits at the rear of the site which provides a substantial concrete surface car park with easy vehicular access.

The unit measures 1,830 sq.ft (170 sq.m)

Location

Brewsters Corncr Business Centre occupies a prominent position on Pendicke Street, Southam and is situated approximately 100m south east of Southam High Street, thereby having all shops cafes and local amenities nearby.

It is located just 6 miles from junction 12 of the M40, 8 miles from Leamington Spa and within easy reach of Birmingham, Coventry Oxford and London.

Tenure

Available on a new lease for a term to be agreed (lease to be contracted outside of the landlord and tenant act 1954).

Services

Mains electricity, water and drainage are connected to the property.

Interested parties should rely on their own survey and inspection in this respect

EPC C 59

Planning

B2 Storage Use

Rent

**£16,500 per annum
(exclusive)**

Rates

The rateable value for the current year is £11,250. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

Service Charge

A service charge will be levied for maintenance and repair of external communal areas.

SAT NAV: CV47 1PN



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