

Unit 4 Maricott Court  
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CV47 0FS

ehB  
Reeves



ehB Reeves

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Interested in  
this property?

Contact

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## To Let

### New High Quality Industrial/Warehouse Unit

- 1,927 sq ft (179 sq m)
- Steel portal frame construction built to an eaves height of 6m
- Dedicated car parking & loading bays
- Established commercial location
- Excellent motorway access
- 3 Car Parking Spaces
- Private Office
- LED Warehouse Lighting
- 2 Car Charging Points

### Location

Maricott Court, Holywell Business Park, is situated in a busy commercial location less than 1 mile south-east of the prosperous market town of Southam, eight miles east of Leamington Spa, 12 miles South West of Rugby, 15 miles South of Coventry and within 25 miles of Birmingham airport and the NEC.

Logistics are excellent with junction 12 of the M40 being within 6 miles, the M1, M6 and M69 all being accessible and opening up the Midland and National motorway networks.

Within a short distance of the town centre the units benefit from the town centre amenities including shops, restaurants, gymnasium and pubs. There is a large Tesco a short walk away.

### Description & Accommodation

This 3 acre site is part of the final phase of the highly successful Holywell Business Park and will provide new, high quality industrial/warehouse units within a landscaped environment.

### Specification

Steel Portal frame  
Reinforced concrete floor to a minimum of 35kN/m<sup>2</sup>  
Goose Wing grey coloured cladding  
Minimum eaves height of 6m  
Private Office  
2 Car Charging Points  
Broadband connection (Open Reach)  
Security and Fire Alarms  
Electric Up and Over loading door(s)  
Disabled access/W.C facility  
Anodised aluminium double glazed windows  
Mains water, drainage and 3 phase electricity  
Gas supply to be made available  
3 Dedicated car parking spaces and loading bay  
15% translucent roof lights  
Constructed to the latest thermal requirements  
Landscaped environment  
LED Warehouse Lighting

### Service Charge

A service charge is levied to cover communal costs and services.

### Planning

The unit has detailed planning consent for B1(c) Light Industrial, B2 (General Industrial) and B8 (Storage and Distribution).

### Rent

£17,000 per annum

### Rates

The rateable value for the current year is to be assessed.

### EPC

To be assessed.

### Legal Costs

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

### Viewing

Strictly by appointment with the sole letting agent ehB Reeves  
01926 888181

