



To Let

3 The Court

Holywell Business Park • Southam • CV47 0FS

- Modern, Self-Contained, Open Plan Office Accommodation
- Available Immediately on New Flexible Lease Terms to be Agreed
- Situated in Modern Business Park close to Tesco's & Southam Town Centre
- On Site Parking
- Accommodation Available:
Total: 1,207 Sq Ft (112.15 sqm)

Rent: £10,000 PAX

Location

The subject property is situated on Holywell Business Park which is a modern mixed-use development located in the market Town of Southam.

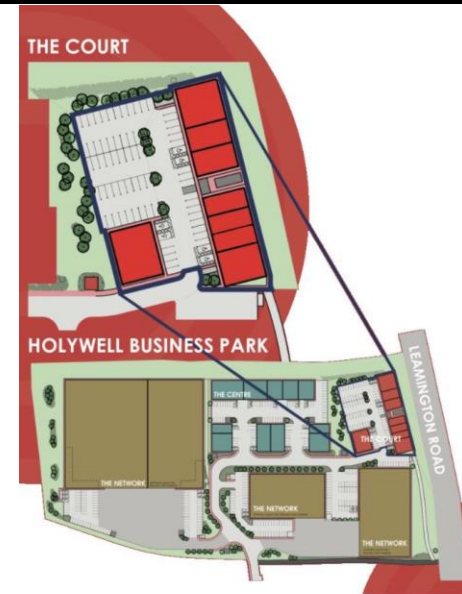
Holywell Business Park is accessed off Northfield Road which in turn is accessed off Kineton Road (B451). The development occupies 15 acres and comprises 7 office buildings, 14 Industrial units and a Tesco supermarket/petrol station.

Southam itself is a Market Town situated approx. 7 miles east of Leamington Spa and 11 miles West of Daventry. It is situated 6 miles from J12 of the M40 Motorway providing access to Birmingham, Coventry, Leamington Spa and Oxford.

Description

The property itself comprises:

- 1st Floor, modern, self-contained, 2 Storey office building.
- Raised access floor incorporating floor boxes.
- Carpet tile floor coverings.
- Air conditioning heating and cooling.
- Suspended ceiling incorporating LG7 Lighting.
- Tea point.
- Ladies and Gents WC's one of which DDA Compliant.
- On site parking.





Services

We understand that mains electricity and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Estimated Rateable Value: £13,274

Service Charge

The tenant will contribute towards the estate service charge.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The first floor is available on a new full repairing and insuring lease for a term to be agreed, at a quoting rent of **£10,000 per annum exclusive**.

Rent for whole building available on request.

Please note that all figures quoted are exclusive of VAT which is believed to be applicable.

EPC

C71 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

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