

Unit 6 Maricott Court
Northfield Road
Southam
CV47 0FS

ehB
Reeves

ehB Reeves
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Recently Constructed Warehouse/Light Industrial/E Class Unit To Let

- Recently Built Quality Industrial/Warehouse Unit
- Available Now
- 1,905 sq ft (177 sq m) of Class E Unit
- Steel Portal Frame Built to an Eaves Height of 6m
- 3 Dedicated Car Parking Spaces & Loading Bay
- Established Commercial Location
- Excellent Motorway Access
- 100% Small Business Rates Relief Available Subject to Status

Interested in
this property?

Contact

Simon Hain

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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 within 6 miles, the M1, M6 and M69 are all 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 Tesco Superstore a short walk away.

Description & Accommodation

Maricott Court is a 3 acre site and is part of the highly successful Holywell Business Park. It provides recently constructed, high quality class E, industrial/warehouse units within a landscaped environment. Estate occupiers include Screwfix, who are opposite.

Specification

Steel portal frame
Reinforced concrete floor to a minimum of 35kN/m²
Goose wing grey coloured cladding
Minimum eaves height of 6m
Fire alarms
Electric up and over loading door(s)
Disabled access/WC 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

Services

Main water, drainage and a three phase electricity supply are connected.

Planning

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

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A new full repairing lease is offered for a minimum term of 3 years.

Rent

£21,000 per annum, exclusive, plus VAT.

Rates

The rateable value for the current year is £12,000 and so 100% small business rate relief is available subject to business rates payers status.

Service Charge

An estate service of approximately £800 per annum plus VAT is charged to cover the estate communal costs and services.

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 on 01926 888181.



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