



ehB
Reeves
commercial property experts

For Sale Freehold

GENERAL INDUSTRIAL UNIT
Kinton Road Industrial Estate

4,261 sq.ft (396 sq.m)

13 Southfield Road, Kinton Road Industrial Estate, Southam, Warwickshire, CV47 0FB

Accommodation

13 Southfield Road comprises a mid-terraced portal frame B2 industrial building, with a mono-pitched roof, built around 1986.

The building specification includes an average floor to roof height at midpoint of 7.27m with a manual roller shutter door to the frontage, pedestrian door to office accommodation and block paviour forecourt and car park.

The building has been subject to a number of alterations over the years including the construction of a mezzanine deck, set on a significant steel frame.

Since construction the unit has been occupied by the current owners and has been used for general industrial (B2) purposes. The accommodation in greater detail comprises the following:-

Gross Ground Floor Area 213.34 sq.m. (2,295 sq.ft.) Comprising reception office, small workshop area with spiral stairs to first floor, store, W.C's and kitchen facility.

Two connected mezzanine structures, office facility, additional w.c's and enclosed store /office at rear totalling 182.76 sq.m. (1,966 sq.ft.) overall.

Car parking is available opposite the unit, with spaces for 5 cars.

The unit sits within a pallasade fenced yard and is secured with the adjacent unit.



Location

Southfield Road is located within the heart of the Kineton Road Industrial Estate, to the south west of the market town centre of Southam. It sits in close proximity to Tesco, Screwfix, BPS and other local amenities as well as the Holywell Business Park.

13 Southfield Road has easy access to Junction 12 of the M40, being a 10 minute drive away, and only 17 minutes from Leamington Spa Town Centre.

The units location is identified on the attached street map.



Tenure

The property is to be sold freehold subject to vacant possession.

Services

Mains water, drainage and electricity are connected to the building, electricity being three phase.

EPC To be advised.

Planning

Class B2 (General Industrial)



Price

Freehold Price £260,000

Rates

The rateable value for the current year is £18,250.

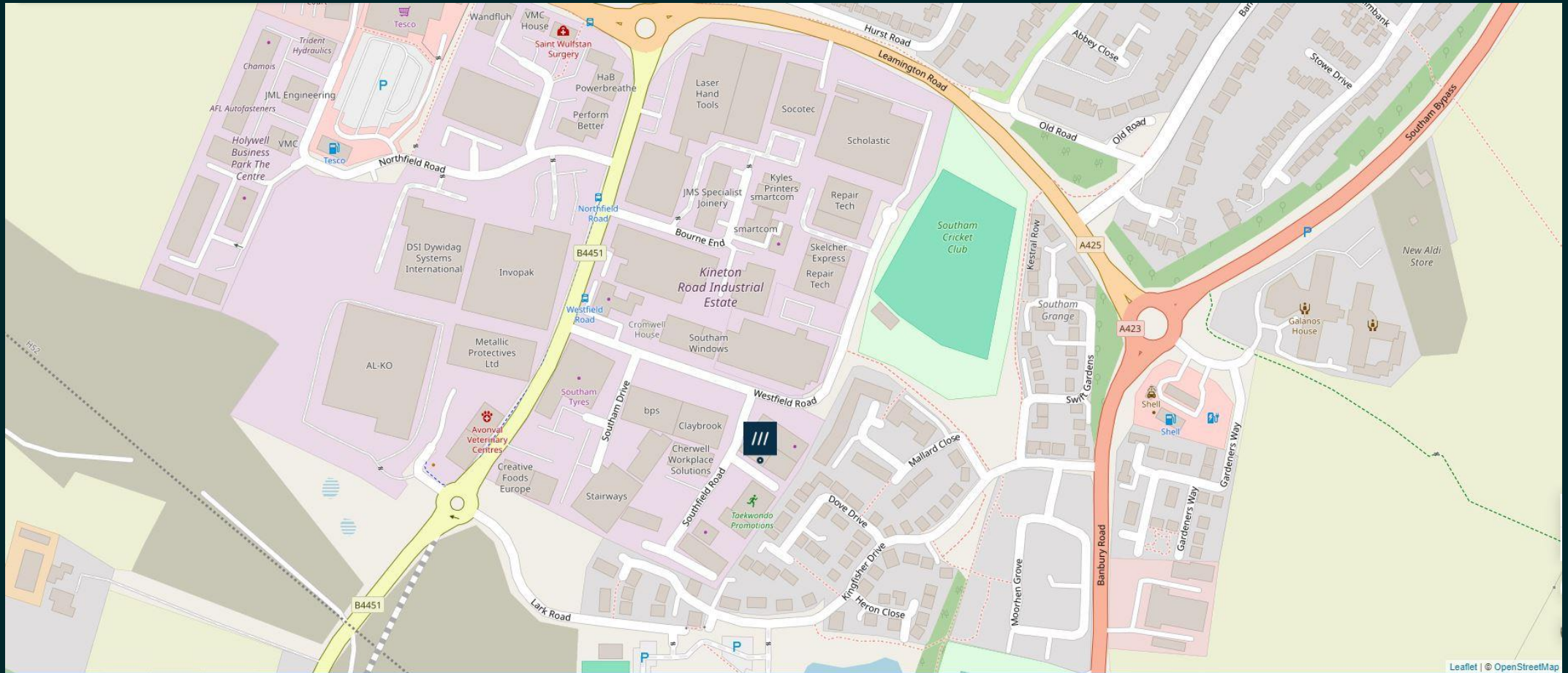
Legal Costs

Each party will be responsible for their legal costs.

Viewing

By appointment with the sole selling agent, ehB Reeves 01926 888181.





Leaflet | © OpenStreetMap



Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Simon Hain 01926 888181
simonwhain@ehbreeves.com/ehbreeves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

