

For Lease

Warehouse



Hillanhi Yard Business Park

Brickyard Road, Napton On The Hill, Southam CV47 8NT

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 1,604 - 2,915 Sq Ft

£ £12,100 Per Annum

Key Features

- Spacious yard areas
- Recently constructed / refurbished
- Excellent central location
- Suitable for a variety of uses



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Location

Hillanhi Yard Business Park is located to the west of Napton on the Hill, off Brickyard Road and nearby to the Oxford Canal. Napton itself is a picturesque rural village in eastern Warwickshire, with Southam a short 3 minute drive via the A425. The business park has good access to the M1 and M40 motorways as well as Coventry (20 mins), Leamington Spa (15 mins) and Daventry (15 mins).

Description

Hillanhi Yard Business Park comprises a small industrial estate of approximately 1.3 acres.

Unit 1 is newly constructed warehouse benefitting from two electric roller shutter doors, water and three phase power. This unit also includes a hard standing yard with a depth of 16 metres. Unit 2 has recently been fitted with a new roof and benefits from two roller shutter doors, water, power and a WC. Units 3&4 are situated to the rear of the estate and also benefit from power and water in unit 4 (the larger of the two).

Accommodation

Area	Sq Ft	Sq M
Unit 1	2,992	277.96
Unit 2	2,915	270.8
Units 3&4	1,604	149.01
Total	2,915	270.8

Tenure

All units are available by way of new leases on terms to be agreed.

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is no service charge payable. Tenants will be responsible for their own utilities, insurance and rates.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

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