

For Sale

Light Industrial



Unit 8

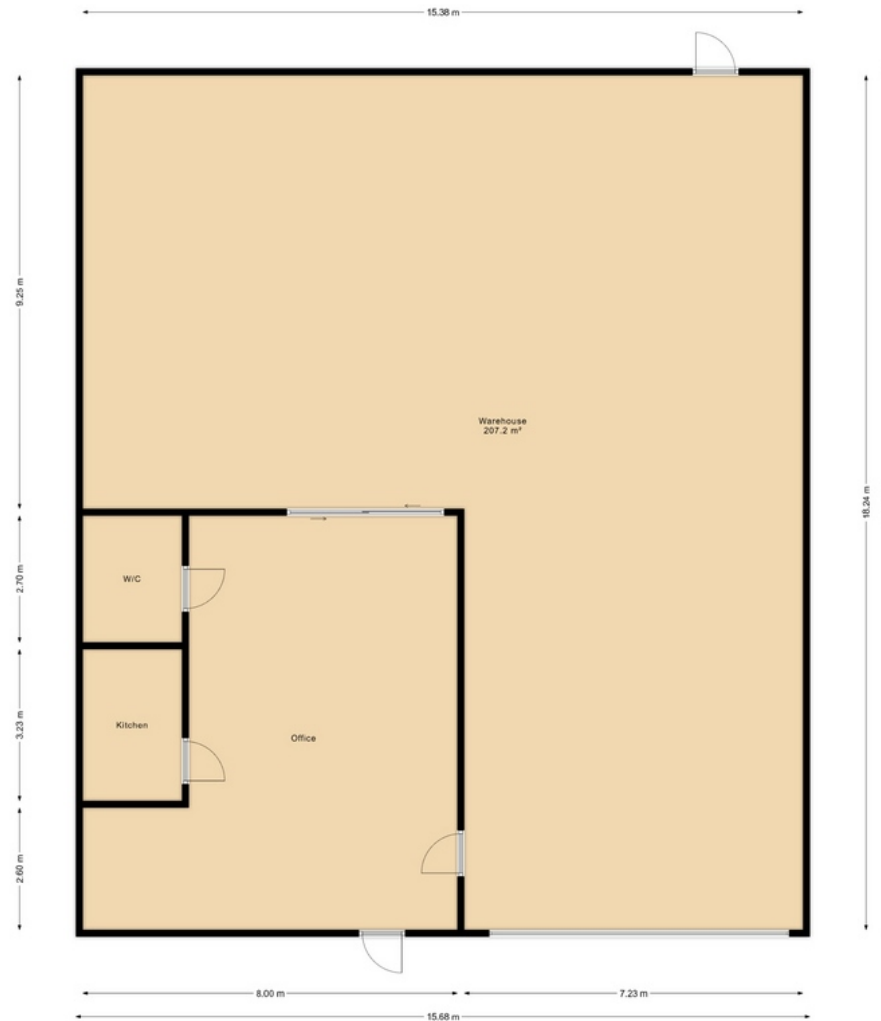
Maricott Court, Holywell Business Park, Kineton
Road Industrial Estate, Southam CV47 0FT

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

3,780 Sq Ft
£600,000 for the Freehold

Key Features

- Sold with Vacant Possession
- EPC Rating B
- 7m Working Heights
- 5 Parking Spaces
- Rollerdoor 3.4m Wide by 3.8m Tall
- 3 Phase Power with 200 kVA
- High Load Capacity Mezzanine
- Ideal for Owner Occupiers or Investors
- Strictly by appointment with the agent Bromwich Hardy



Unit 8, Maricott Court, Holywell Business Park,
Kineton Road Industrial Estate, Southam, CV47
0FT



Location

Located within Holywell Business Park on the Kineton Road Industrial Estate in Southam (CV47 0FT), enjoys excellent connectivity to several major motorways. The M40 is the closest, with Junction 12 approximately 6 miles to the west, providing a direct route between London and Birmingham via the B4451 and A452. The M1, a key north-south route, is about 25 miles east at Junction 16, accessible via the A425 and A45. The M6, linking the Midlands to the North West, can be reached at Junction 2 near Coventry, around 20 miles north via the A423. Complementing these motorways, the area benefits from key A-roads, including the A423 (connecting Coventry and Banbury), the A425 (linking Southam to Leamington Spa and Daventry), and the A426 (providing a route to Rugby). These connections make Unit 8 an ideal location for businesses requiring efficient transport links.

Description

This superb quality industrial unit, constructed in 2020, offers an exceptional specification and modern amenities. Featuring an impressive eaves height of 7m and an apex of 8m, the property provides versatile space suited for a range of industrial and commercial uses. With an EPC rating of B and eligibility for small business rates relief, the building delivers both energy efficiency and cost-effectiveness.

Fully connected to water and 3-phase electrics with a substantial 200 kVA capacity, the unit is also equipped with an EV charger for electric vehicles. Internally, the space is fitted with a contemporary office/reception area, LED lighting, a modern W/C, and a kitchenette, ensuring comfort and functionality. A mezzanine level above the offices offers a high load capacity, complete with ladder access and a forklift gate, providing additional flexible storage or workspace.

The property includes a gated hardstanding area at the rear, with potential for further extension within the existing boundary line. This well-designed industrial unit combines modern infrastructure, energy efficiency, and expandability, making it an excellent choice for businesses seeking a premium operational base.

Business Rates

Current Rateable Value: £11,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/12898116000>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Tenure

Sale of the Freehold title WK513751

EPC

EPC B:

<https://find-energy-certificate.service.gov.uk/energy-certificate/12898116000-2023-2023-12898116000>

**Unit 8, Maricott Court, Holywell Business Park,
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0FT** (Tax).

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



Service Charge

Further information available upon request.

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.



Caine Gilchrist

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

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Rob Lord

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