

For Lease

Light Industrial



Unit 8

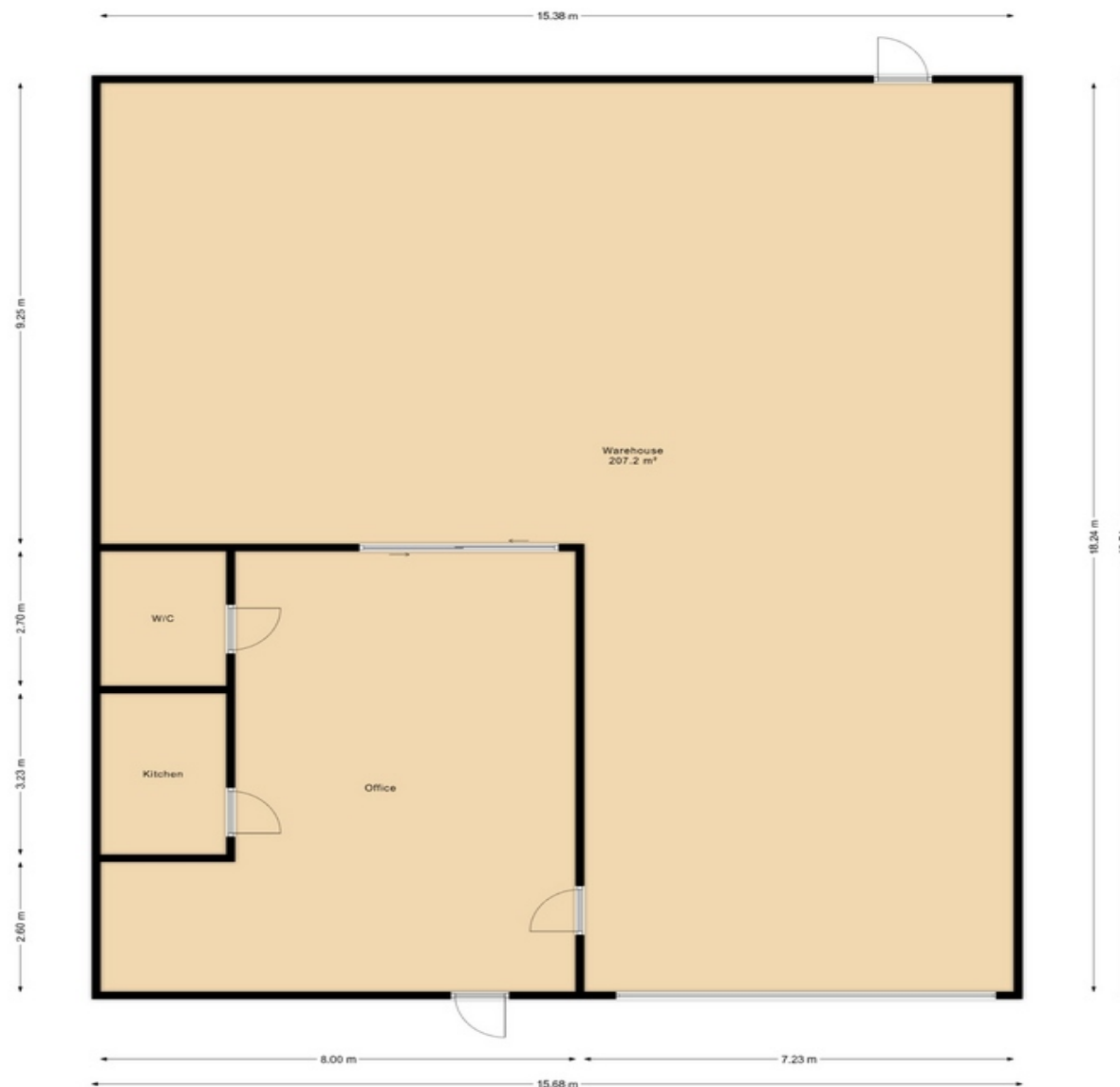
Maricott Court, Holywell Business Park, Kineton
Road Industrial Estate, Southam CV47 0FT

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

3,780 Sq Ft
£41,500 Per Annum

Key Features

- High Load Capacity Mezzanine
- EPC Rating B
- 7m Working Heights
- 5 Parking Spaces
- Rollerdoor 3.4m Wide by 3.8m Tall
- 3 Phase Power with 200 kVA
- EV Charging
- Yard space at rear of property



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



Location

Located in Holywell Business Park, Southam (CV47 0FT), this unit offers excellent transport links. It's just 6 miles from the M40 (Junction 12), with easy access to the M1 (25 miles east via Junction 16) and the M6 (20 miles north via Junction 2). Nearby A-roads, including the A423, A425, and A426, further enhance connectivity, making it a prime spot for businesses needing strong regional access.

Description

This high-quality industrial unit, built in 2020, combines modern features with exceptional functionality. It boasts a generous eaves height of 7 metres and an apex of 8 metres, offering flexible space suitable for various industrial and commercial uses. With an energy-efficient EPC rating of B and eligibility for small business rates relief, it presents a cost-effective option for businesses.

The property is fully serviced with water and 3-phase electrics, delivering 200 kVA capacity, and includes an EV charger for electric vehicles. Inside, it features a modern office and reception area, LED lighting, a stylish W/C, and a kitchenette, all designed for comfort and efficiency. A mezzanine above the offices, accessible via ladder and equipped with a forklift gate, offers strong load capacity for extra storage or workspace. Externally, a gated hardstanding area at the rear allows for potential expansion within the existing boundary. This unit offers a rare blend of modern infrastructure, energy performance, and future flexibility-an ideal base for any growing business.

Accommodation

Area	Sq Ft	Sq M
Warehouse	2,258	209.77
Ground Floor Office	761	70.7
Mezzanine	761	70.7
Total	3,780	351.16

Business Rates

Current Ratable Value: £11,000 PA

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

EPC

EPC B:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0980-3227-0330-6900-3080>

VAT

This property is registered for VAT (Value Added Tax).

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

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

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



Rob Lord

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

02476 308 900

07385 663 147

rob.lord@bromwichhardy.com



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

02476 308900 office@bromwichhardy.com www.bromwichhardy.com