GODFREY-PAYTON
CHARTERED SURVEYORS

Unit 3, Coventry Bridge Meadow, Tomlow Road, Stockton, Southam, CV47 8HX

Guide Price | **£32,500 Per annum**

Workshop / Warehouse with 1st floor offices near to Southam extending to circa 389 sqm / 4,187 sq ft (excluding WCs)

Key Features

- **Workshop/Warehouse with Four Offices on First Floor**
- **Near to Southam**
- **Available for a Three Year Term**
- **Two Kitchenettes**
- **Parking**
- **Offices Recently Decorated**
- **Additional Parking / Yard Space available subject to negotiation**
- **Rateable Value of £30,250 per annum**
- **Mains Electricity & Water**
- **Broadband: 205 mbps**

Introduction

The property is a modern detached purpose built workshop/warehouse of brickwork with lined profiled steel cladding above and for the roof. There are 4 offices on the First Floor with Kitchen and WC. Access is from the Tomlow Road with a parking/yard area to the front (more yard/parking may be available by separate negotiation).

Location

The property is situated on a small business park of 4 units off Tomlow Road near Napton on the Hill some 3 miles to the East of Southam and 7 miles to the West of Daventry. It is within the Stratford on Avon District Council area. Although the area is rural in nature the property is situated just off the A425 connecting Southam with Daventry. Connection to the motorway network is available at Junction 12 of the M40 some 6 miles to the South West or to the A45/M45 at Dunchurch some 7 miles to the North. The nearest railway stations are at Leamington Spa or Rugby both around 10 miles distant.

The Oxford Canal passes very close to the site and at Napton Junction the Oxford Canal meets the Grand Union Canal. There are a number of marinas and other boating related businesses in the vicinity with Napton Marina only some 200 yards away and the Aquavista Marina complex under 1 mile.

Accommodation

The property has been recently redecorated and the offices carpeted and is over 2 main floors comprising:

Ground Floor

Workshop
290.8 sqm (3,130 sq ft) - 6.2m to eaves
With 2 roller shutter doors and separate pedestrian access.

Lobby / Entrance
8.77 sqm (94 sq ft)
Walk-in store and stairs to First Floor.

Office / Store
19 sqm (205 sq ft)
Leading to:

Kitchen / Mess Room
7.10 sqm (76 sq ft)
Inset stainless steel sink with range of wall and base units.

Gents WCs

Disabled Access WC

First Floor

4 Offices
63.61 sqm (685 sq ft)
With carpeted floors, electric panel radiators and suspended ceilings with 'Cat 2' lighting.

Kitchen
With a range of wall and base units, with inset stainless steel sink.

Single WC

Use / Planning
The property has been used for engineering and is likely to fall under the original Class B1 or currently Class E of the Use Classes Order. Prospective tenants are advised to make their own enquiries regarding use through the Local Planning Authority.

Services
Mains electricity and water are connected, with drainage to a private system. We are informed by the Landlord that electricity to the Unit is supplied via a submeter, and the water charge is shared amongst all Unit occupiers on site. The services have not been tested and their condition cannot be guaranteed.

Broadband
We are advised the Broadband speed is 205.4 Mbps.

Local Authority
The property is located under Stratford-upon-Avon District Council.

Property Rates
The property has a Rateable Value of £30,250 per annum, with a rate payment for the year to 31 March 2027 of £13,068. Prospective tenants should however make their own enquiries with the Local Authority.

Energy Performance (EPC)
The property has an energy performance rating (EPC) of Band C (56) valid until 23 June 2035.

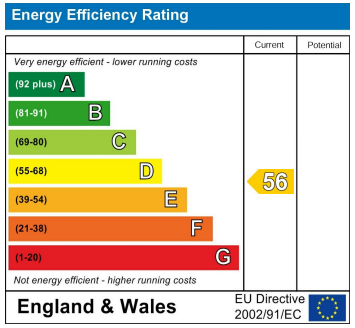
Tenure
A new lease on Tenant full repairing terms is available for a period of 3 years, or to be agreed.

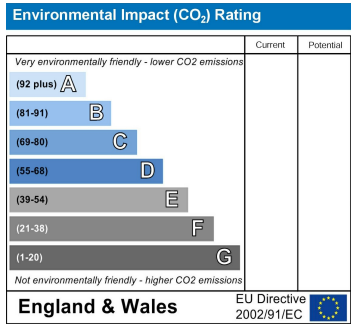
Viewing
Further information is available via Godfrey-Payton and viewings are strictly by appointment only, with the letting agent Godfrey-Payton.

General Information
1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.

2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further





Unit 3 is outlined in Red in the above map. Please note, the above image is for illustrative purposes only.

INFORMATION

Viewings
To be arranged via Godfrey-Payton on: 01926 492 511

Website
For more information visit our website: www.godfrey-payton.co.uk

Opening Hours
Monday - Friday 9.00am - 5.30pm
Saturday By Appointment Only
Sunday Closed