

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 13 Warwick House Industrial Park, Banbury Road, Southam

 Richard Johnson
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- 498 sq ft (46.30 m2)
- Kitchen & Toilet Facilities
- Maximum Eaves 4.38m
- Secure Gated Site
- Ideal Starter Unit
- £6000 pa + VAT

Unit 13 Warwick House Industrial Park, Banbury Road, Southam CV47 2PT

Location:

Located off the A423 Banbury Road at Southam just 6 miles from junction 12 of the M40 motorway is this privately own well established industrial estate featuring a number of small and medium sized units along with an office building.

Description:

An industrial warehouse unit constructed of a mono pitch steel frame with lined roof and brickwork walls at low level with profile sheets at high level. The unit has a steel hinged access door which is 2.26m wide by 2.85m high. There is a separate pedestrian door leading into the unit and the unit has a single toilet with small kitchen area.

The building measures approximately 6.72m wide x 6.89m deep and has a mono pitch roof with a maximum height of 4.38m and a minimum height of 3.84m. There is a three phase electric supply as well as four LED lights overhead. There is parking outside the unit for 2 cars. Available end of March 2026.

Floor Area:

Gross Internal Area (GIA) is 498 sq ft (46.30 m2)

Price:

£6,000 Per Annum

Tenure:

New Lease Available

Service Charge:

Current service charge = £578.00 per annum (2026)

Rateable Value

£4,350 (1 April 2023 to present)

Future rateable value (from 1 April 2026) £5,000, source: www.voa.gov.uk

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

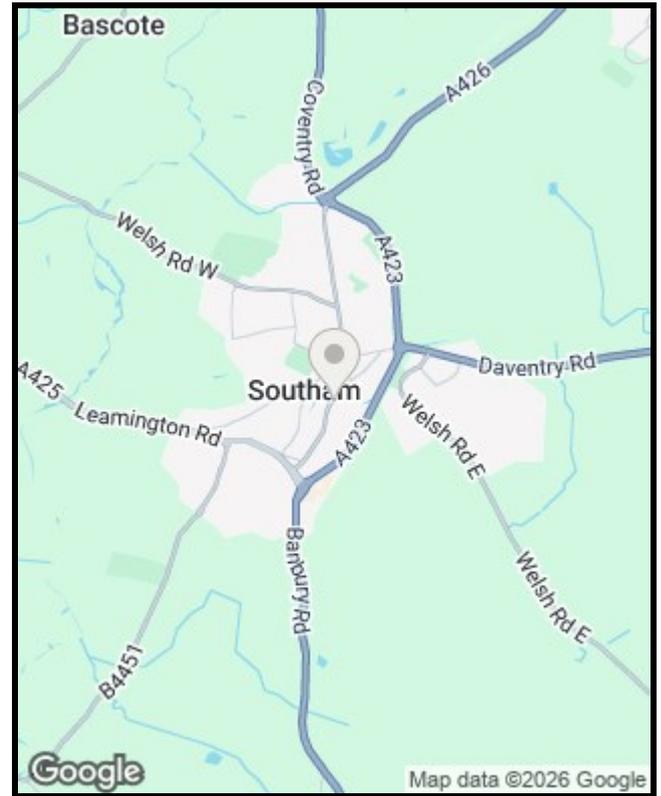
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is to be confirmed. A full copy of this report will be available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:

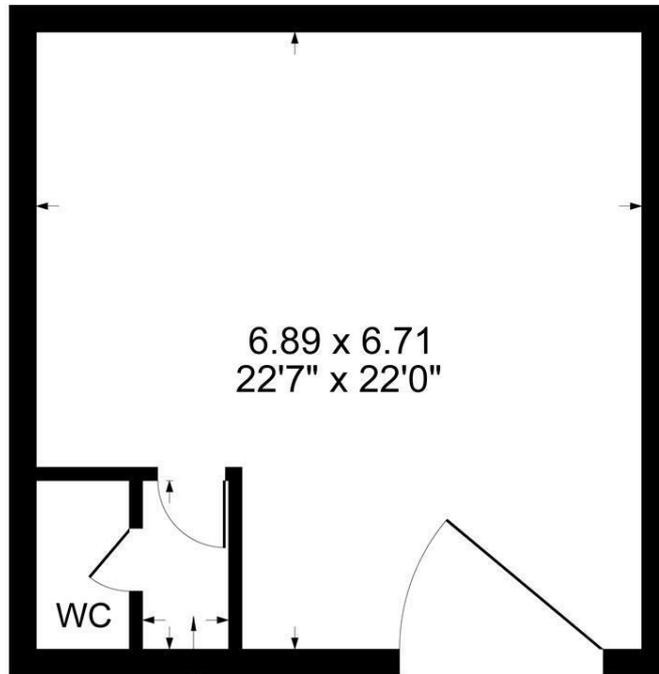
**Richard Johnson:**

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GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.





6.89 x 6.71
22'7" x 22'0"

WC

Kitchen
1.88 x 0.95
6'2" x 3'1"

Illustration for identification purposes only,
measurements are approximate, not to scale.