

STEPHEN PARRY & COMPANY

cartwright

hands



TO LET

Net Internal Area: 412.03 sq. m. (4,433 sq. ft.)

Unit 1 Coventry Bridge Yard, Tomlow Road
Napton, Warwickshire CV47 8HX

**Modern Industrial Unit with eaves height of 5.66m (18' 6") situated
in large yard with loading access**

Location

Napton is a Warwickshire village located approximately 3 miles east of Southam and 8 miles west of Daventry. Closest Motorway links include Junction 12 of the M40 and Junction 17 of the M45. The nearby A425 and A426 provide access to all major traffic links.

The subject premises are located within Coventry Bridge Yard on Tomlow Road situated on the outskirts of the village. Adjacent occupiers include the Napton Narrowboats Marina and the Bridge Farm Nursery.

Description

The subject property comprises a modern Industrial unit of steel portal frame construction with brick and block walls surmounted by plastic coated profile steel sheeting to both the walls and roof. The unit has an eaves height measuring approximately 5.66m (18' 6") and to the front of the premises is a roller-shutter door with a width measuring approximately 6.36m (20' 11"). Internally the unit benefits from a 100 KVA electrical supply and sodium downlighters and currently has a single storey structure incorporated considered suitable for offices. To the front of the property there is a large concrete forecourt incorporating car parking and loading access.

Accommodation

Internal Floor Area: 389.57 sq. m. (4,192 sq. ft.)
Single Storey Structure: 22.46 sq. m. (241 sq. ft.)
Net Internal Area: 412.03 sq. m. (4,433 sq. ft.)

Shared estate W.C. facilities are located in an adjacent building.

Terms

The premises will be made available by means of a new fully repairing and insuring lease for a term of years to be agreed but to be no less than three years.

Rent

Commencing rental of £16,000 per annum exclusive. Substantial incentives / flexible occupation available for qualifying covenants.

Rateable Value

Prospective tenants are advised to make their own enquiries of Stratford-on-Avon District Council (Tel: 01789 267575) to verify the current rates payable and to establish the position in respect of any appeals / inheritance of any transitional relief, which may reduce or increase the rating liability.

EPC

A copy of the EPC is available for inspection.

Legal Costs

Each side to bear their own legal costs.

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