



## Unit 14, Insight Park, Southam, CV47 1NE

FIRST FLOOR SERVICED STYLE OFFICES

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	900 sq ft / 83.61 sq m
<b>Rent</b>	Rent on application
<b>EPC Rating</b>	B (50)

### Key Points

- Business Park location
- Modern offices
- Flexible terms
- Access to the M40
- All inclusive rent

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## Location

Southam is well located 14 miles south of Coventry, 6 miles east of Leamington Spa and 38 miles southeast of Birmingham.

The town is close to Coventry, Rugby, Leamington Spa and Warwick, which together, support a diverse regional economy spanning automotive, advanced manufacturing, logistics and professional services.

Southam offers excellent access to the UK motorway network. The A426 provides direct links to Rugby and Junction 1 of the M6, while Junction 12 of the M40, approximately 7 miles south, offers fast access to Birmingham, Oxford and London. The nearby A45 provides further regional connectivity.

## Description

The first floor offices available provide high quality office accommodation with glass partitioned offices/meeting rooms.

The offices benefit from LED lighting, comfort cooling and raised access floors.

Kitchen and welfare facilities are provided.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Offices	900	83.61
<b>Total</b>	<b>900</b>	<b>83.61</b>

## Tenure

The offices are available by way of a new Lease for a term of years to be agreed.

## EPC

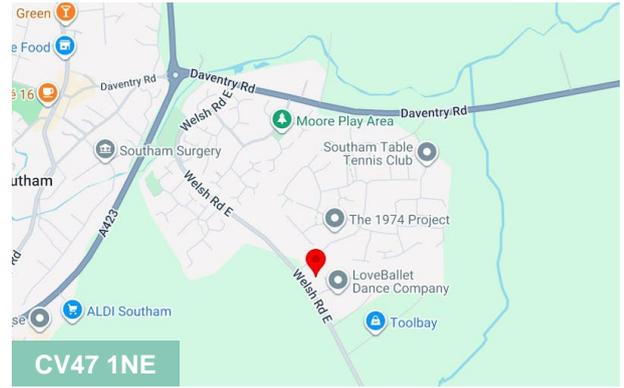
B50. EPC available upon request.

## VAT

VAT will be payable if applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



## Viewing & Further Information



**Nick Holt**

0247 655 5180

nick@holtcommercial.co.uk



