



Dhani Building, Marton Road, Southam, CV47 9PZ

GROUND FLOOR AUTOMOTIVE WORKSHOP

Summary

Tenure	To Let
Available Size	3,847 sq ft / 357.40 sq m
Rent	£40,000 per annum
EPC Rating	D (78)

Key Points

- Established workshop/garage premises
- On site parking and vehicle storage
- Substantial secure surfaced forecourt
- Large open plan workshop accomodation
- Suitable for Workshop/Garage or alternative Commercial Uses
- Good access to Southam and surrounding road network

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Location

The property is situated on Marton Road within the village of Long Itchington, approximately 2 miles north of Southam and occupying a prominent roadside position with good accessibility. The surrounding area comprises a mixture of commercial premises, residential dwellings and open countryside.

The location benefits from convenient access to the A423, which provides direct links to Southam, Rugby and Coventry, together with onward access to the A45, A46 and M40 motorway network, allowing connectivity to the wider Midlands region.

The property benefits from good transport links to the regional road network and is well positioned to serve the surrounding Warwickshire and West Midlands markets.

Description

The property comprises a ground floor commercial workshop/garage providing predominantly open plan accommodation, currently utilised for automotive repair and maintenance purposes.

The accommodation benefits from multiple loading/access doors, generous floor to ceiling heights, ancillary storage areas and WC facilities.

Externally, the property benefits from a substantial secure surfaced forecourt providing ample parking, loading, vehicle storage and circulation space.

The premises would suit a range of workshop and automotive related occupants, but is open to other uses.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Warehouse	3,847	357.40
Total	3,847	357.40

Rent

£40,000 per annum

Business Rates

Unit 1 (front of the warehouse) £7,600

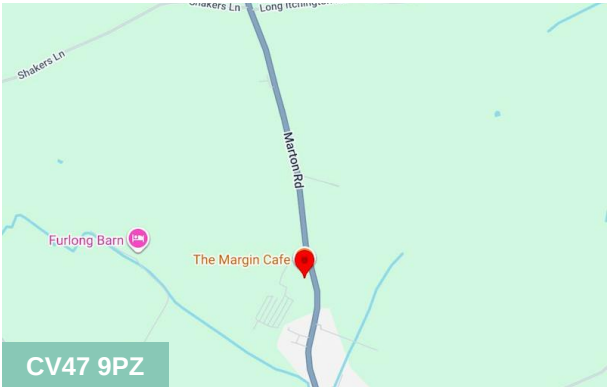
Unit 2 (rear of the warehouse) £6,800

VAT

We are advised VAT may be applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



Viewing & Further Information



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