



Maricott Court

HOLYWELL BUSINESS PARK

Northfield Road | Southam | CV47 0FS

Quality New Industrial/ Warehouse Units For Sale or To let

1,873 - 6,268 sq ft

174 - 582.53 sq m

www.maricottcourt.co.uk

Phase I Available Q4 2018





Maricott Court

HOLYWELL BUSINESS PARK

MARICOTT COURT, SOUTHAM

Maricott Court, Holywell Business Park, is situated in a busy commercial location less than 1 mile south-east of the prosperous market town of Southam, eight miles east of Leamington Spa, 12 miles South West of Rugby, 15 miles South of Coventry and within 25 miles of Birmingham airport and the NEC.

Logistics are excellent with junction 12 of the M40 being within 6 miles, the M1, M6 and M69 all being accessible and opening up the Midland and National motorway networks.

Within a short distance of the town centre the units benefit from the town centre amenities including shops, restaurants, gymnasium and pubs. There is a large Tesco a short walk away.

MARICOTT COURT

This 3 acre site is part of the final phase of the highly successful Holywell Business Park and will provide new, high quality industrial/warehouse units within a landscaped environment.

The units have detailed planning consent for B1(c) Light Industrial, B2 (General Industrial) and B8 (Storage and Distribution).

SPECIFICATION

- Steel Portal frame
- Reinforced concrete floor to a minimum of 35KN/m2
- Goose Wing grey coloured cladding
- Minimum eaves height of 6m
- Electric Up and Over loading door(s)
- Disabled access/W/C facility
- Anodised powder coated aluminium double glazed windows
- Mains water, drainage and 3 phase electricity connected. Gas supply to be made available
- Dedicated car parking and loading bays
- 15% translucent roof lights
- Constructed to the latest thermal requirements
- Landscaped environment



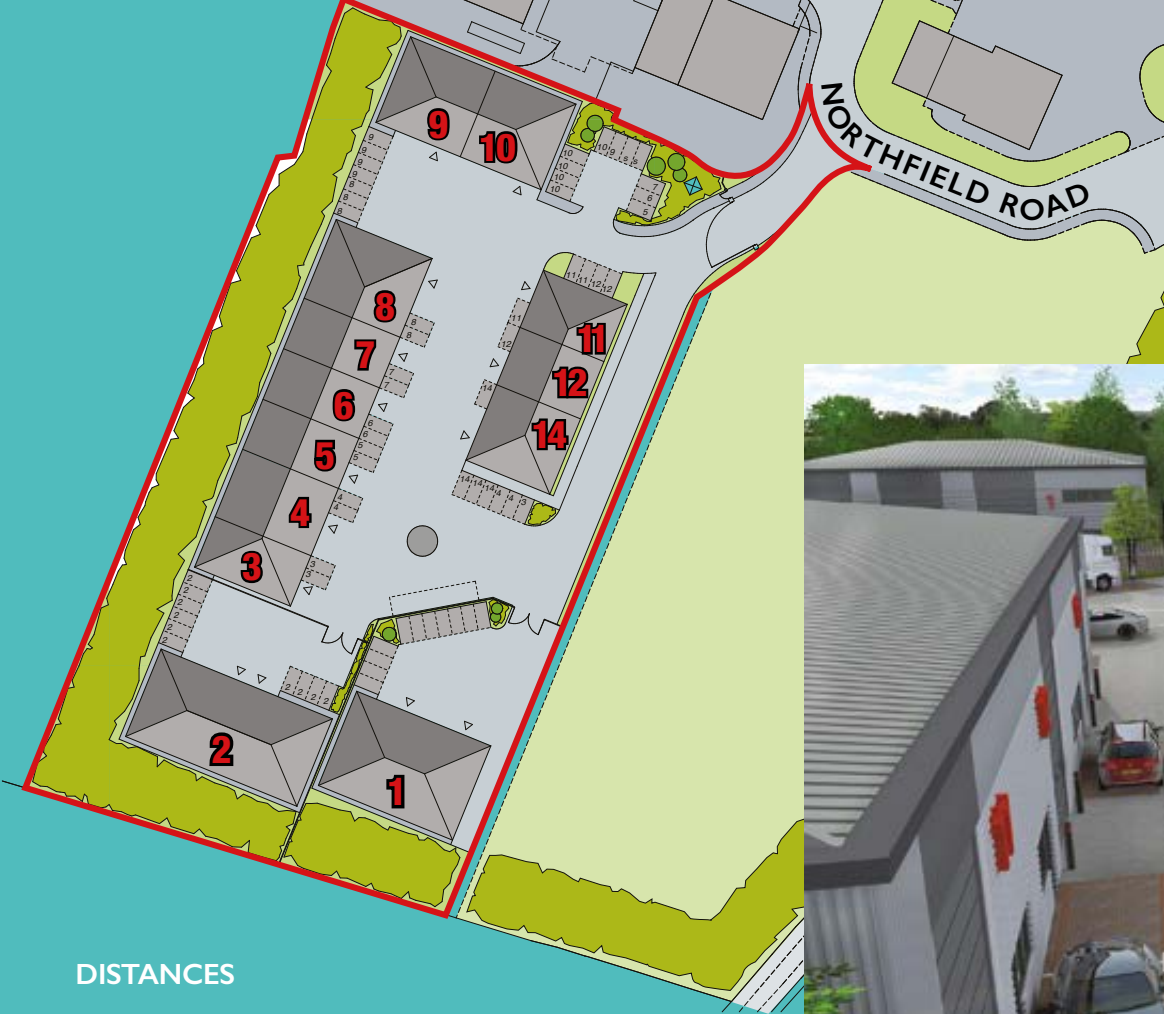
ACCOMMODATION

Phase 1	sq m	sq ft
Unit 1	Under Offer	
Unit 2	Under Offer	
Unit 3	179 sq.m.	1927 sq.ft.
Unit 4	238 sq.m.	2562 sq.ft.
Unit 5	179 sq.m.	1927 sq.ft.
Unit 6	177 sq.m.	1905 sq.ft.
Unit 7	177 sq.m.	1905 sq.ft.
Unit 8	282 sq.m.	3036 sq.ft.

Phase 2	sq m	sq ft
Unit 9	260 sq.m.	2798 sq.ft.
Unit 10	260 sq.m.	2798 sq.ft.
Unit 11	174 sq.m.	1873 sq.ft.
Unit 12	178 sq.m.	1916 sq.ft.
Unit 14	232 sq.m.	2497 sq.ft.

Phase 1 will be completed Q4 2018 whilst Phase 2 will follow on and will accommodate some flexibility of unit size.





DISTANCES

TOWN/CITY	DISTANCE (miles)
Southam	0.8
Leamington Spa	8
Warwick	11
Rugby	12
Coventry	15
Solihull	31
Birmingham	40
London	92

MOTORWAY	DISTANCE (miles)
M40	6
M45	8
M1	14
M69	17
M42	22

KEY LOCATION	DISTANCE (miles)
Jaguar Land Rover (Gaydon)	7
Aston Martin (Gaydon)	7.5
Birmingham International Station	24.5
Birmingham Airport	25
NEC	25
Jaguar Land Rover (Solihull)	32

Source: RAC / Google Maps

PRICE / RENT / RATES

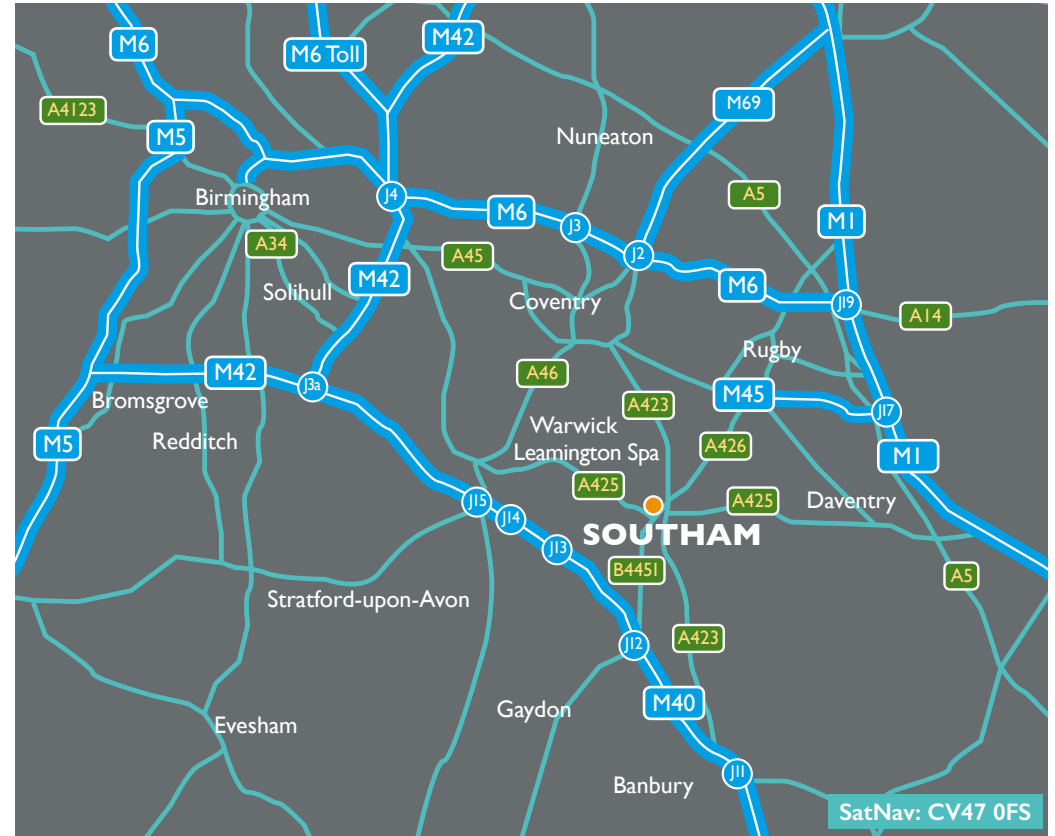
Further information available from the agents.

SERVICE CHARGE

A service charge is levied to cover communal costs and services.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



Established commercial location with excellent connectivity to nearby conurbations and significant workforce

PROPERTY MISDESCRIPTIONS
 While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833, March 2018.



Maricott Court
 HOLYWELL BUSINESS PARK

Easy access to national motorway network whichever direction you travel

VIEWING

For further information or to arrange a formal viewing, contact:

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