

Lot 15, Units 2a, 2b and 3 Westfield Road, Kineton Road Industrial Estate, Southam, Nr Royal Leamington Spa,

Warwickshire CV47 0JH

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Substantial Industrial Investment

- Let to Avio Parts Ltd until 2032 (subject to Option) and Building Plumbing Supplies Ltd until 2029
- October 2024 Break Option NOT Exercised
- Two Substantial Prominent Industrial Units of Approximately 2,926.26 sq m (31,499 sq ft) with Service Yards
- Benefits from Eaves Height of Approximately 7.5 metres (24 ft), Vehicle Access Loading Doors and Forecourt Car Parking
- Site area of Approximately 0.51 Hectares (1.25 Acres) with a Site Coverage of 52%
- Important Review Due in October 2024
- Established Industrial Estate Location

**Lot** 15  
**Auction** 25th September 2024

**Rent** £181,005 per Annum Exclusive  
**Status** Available

**Sector** Industrial/Warehouse  
**Auction Venue** Live Streamed Auction

On Behalf of a Major Fund

### Location

**Miles** 7.5 miles east of Leamington Spa, 22 miles west of Northampton, 25 miles south-east of Birmingham City Centre  
**Roads** A425, M40 (J12), M1 (J16)  
**Train** Leamington Spa Railway Station  
**Air** Birmingham Airport

### Situation

Southam is located to the south of Warwickshire, approximately 25 miles south east of Birmingham city centre, with excellent transport links to the M40 (Junction 12) and M1 (Junction 16) motorways. The property is situated on a well established industrial park to the south of the town centre, fronting Westfield Road near its junction with Southfield Road.

### Tenure

Freehold.

### EPC

Units 2a and 2b = C, Unit 3 = C

### Description

The property comprises two substantial industrial units each benefitting from an eaves height of approximately 7.5 metres (24ft), vehicle access loading doors, secure yards and forecourt car parking.

The property benefits from a site area of approximately 0.51 Hectares (1.25 Acres) with a site coverage of 52%, providing service yards and car parking. There is also an electricity substation on the site.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review / (Reversion)
Units 2a and 2b	Ground First	Industrial Industrial	1,669.14 42.08	(17,967) (453)	BUILDING AND PLUMBING SUPPLIES LIMITED (CRN: 00288407) (2)	15 years from 10/10/2014 (2)	£97,000	10/10/2024 (09/10/2029)
Unit 3	Ground Mezzanine First	Industrial Industrial Industrial	971.49 85.09 158.46	(10,457) (916) (1,706)	AVIOPARTS LIMITED (CRN: 14124671) (3)	10 years from 21/11/2022 (3)	£84,000	21/11/2027 (20/11/2032)
Sub-station	-	Sub-station	-	(-)	WESTERN POWER DISTRIBUTION	25 years from 15/07/1987	£5	-
<b>Total Approximate Floor Area</b>			<b>2,926.26</b>	<b>(31,499)</b>			<b>£181,005</b>	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

(2) As to Units 2a and 2b, the tenant did NOT exercise their October 2024 break option. Building & Plumbing Supplies Limited (crn 002088407) are an independent builders merchants established in 1934 that trade across 5 branches in the UK in Warwickshire, Gloucestershire and Worcestershire ([www.bpsbuildit.co.uk](http://www.bpsbuildit.co.uk)). For the period ending 30th June 2023 Building & Plumbing Supplies Limited (crn 002088407) reported a Turnover of £27,812,561., Gross Profit of £9,693,062 and Net Assets of £9,653,262. (Source: Annual Report and Financial Statements as published at Companies House 03/09/2024),

(3) As to Unit 3, the lease provides for a tenant option to determine the lease on 21 November 2027, subject to 6 months written notice. Avioparts Ltd (crn14124671) is a world leading supplier of lubricants, aircraft parts and logistic solutions for aircraft maintenance since 1993 ([www.avioparts.com](http://www.avioparts.com))



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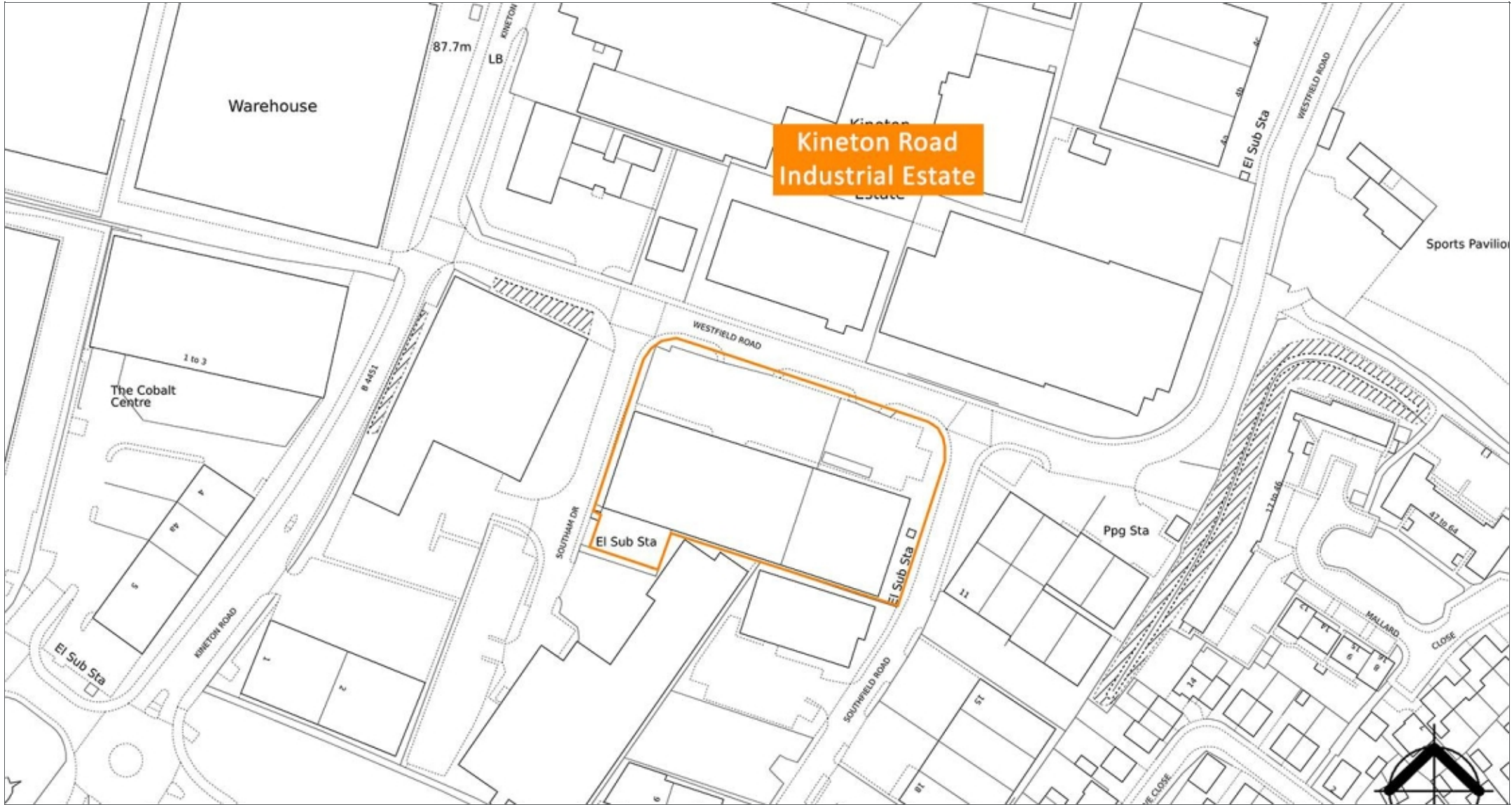




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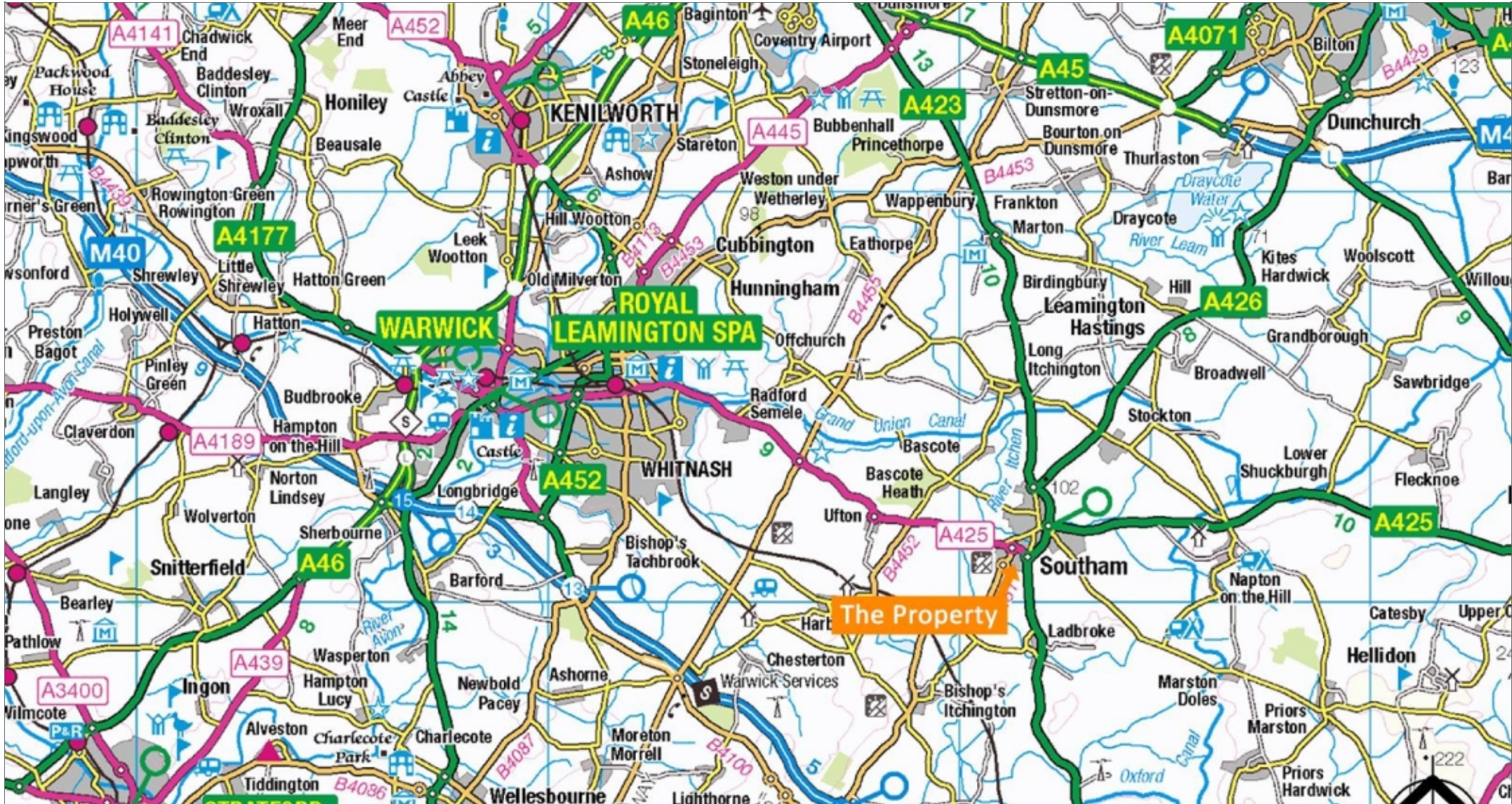




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Freehold Substantial Industrial Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



## Contacts

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2024