

# TO LET : NAPTON, Nr Southam 2,400 sq ft Industrial Unit



**New Lease**  
**Rent: £15,000 p.a.**

*Autumn 2020*

**BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

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# TO LET : NAPTON, Nr Southam Industrial Unit



## 2,400 sq ft

**Accommodation:** We have received instructions to offer on a new 3 or 5 year lease, at a rent fixed for the first three years at £15,000 per annum, this 2,400 sq ft industrial unit which includes a workshop / storage unit, a ground floor washroom with reception area and a staircase leading to a first floor office of approximately 200 sq ft.

This unit also benefits from being positioned in an excellent established rural industrial location, with good security including, security gates and CCTV.

**Administration Fees:** An in-going tenant will be asked to make a contribution of £375 plus VAT toward the preparation of a lease agreement.

**Management Charge:** There is an annual service charge of 5% of the passing rent, this to be paid quarterly in advance in line with rent invoices.

**Insurance:** An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current year this is anticipated to be approximately £550, invoiced annually in advance.

**Rateable Value:** If this is an in-going tenants only commercial property they will be able to claim Small Business Rates Relief and therefore have zero rates to pay.

**Location:** Baird Park is located on the edge of the village of Napton, approximately 2 miles East of Southam.  
Post Code: CV47 8PA

*Subject to Contract*

*Viewing can be arranged via sole agents:*

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