

TO LET: Workshop & Offices

Brixfield Park

Kineton, Warwickshire, CV35 0ED

Rural Location within well maintained grounds
9 miles from Banbury & 6 miles from Gaydon.



4,300 sq ft Workshop with Offices

Rent: £20,000 per annum.

Two separate offices within a detached office block

Rents: From £65 per week.

Excellent parking. Secure site.

Viewing via sole agents: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Moreton-in-Marsh 01608 652888, Mobile: 07831 338111

email: reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: We have been instructed to offer on a new lease these excellent rural premises, located between Banbury and Stratford upon Avon, Brixfield Park is situated at the end of a private driveway and would make an excellent business location for both local and regional companies.

Tenure: This accommodation consists of a 4,300 sq ft workshop, including offices and a substantial corridor that could be fitted out with racking and used for storage purposes. This accommodation is available on a new three or six year lease (with three year rent reviews in line with RPI) at an initial rent of £20,000 per annum plus VAT.

In additional we are offering two separate, independent offices within a detached office block. These measure 220 sq ft & 300 sq ft and are available on flexible leases ranging from one year to five years, at an initial rent of £65 per week.

Service Charge: In addition to the rent there is an annual management charge equivalent to 5% of the passing rent.

Property Insurance : Ingoing tenants will also be responsible for reimbursing the landlords for the annual insurance premium. This is currently £840 for the financial year 2016 / 2017.

Legal Fees: Ingoing tenants will be required to contribute £550 plus VAT towards our clients legal fees. This sum to be paid as solicitors are instructed.

Outgoings: The local rating authority is Stratford District Council and ingoing tenants will be responsible for payment of the non-domestic rates. The workshop has a rateable value of £15,750 and therefore rates payable will be £7,765. We do not anticipate occupiers of the individual offices receiving rates demands as each are rated below £6,000 and therefore an ingoing tenants will be eligible to claim Small Business Rates Relief. For advice on rates payable please see www.centre-p.co.uk/Small_Business_Rates_Relief_2016_2017.pdf

Subject to Contract

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