

**TO LET: WORKSHOP / STORAGE SPACE**  
Unit 7, Dene Valley Business Centre, Brookhampton Lane  
**Kineton, Warwick, CV35 0JD**

**Spring 2024**



**2,150 sq ft Workshop + 1,020 sq ft Mezzanine**  
**New Lease. £16,000 plus VAT per annum**

Viewing via agents: **BANKIER SLOAN**  
Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW  
Tel: Banbury 01295 688384, Mobile: 07831 338111  
email: [reception@centre-p.co.uk](mailto:reception@centre-p.co.uk), [www.centre-p.co.uk](http://www.centre-p.co.uk)

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**Accommodation:** We have instructions to market this commercial unit located at the Dene Valley Business Centre, Kineton. Within easy access of Leamington Spa, Warwick, Stratford upon Avon and Banbury, this unit offers good quality ground floor warehouse and/or workshop space, as well as a substantial mezzanine and additional office accommodation and kitchen facilities. No motor mechanic workshops.

**Tenure:** This unit is available on a new three or six year lease, at a rent of £16,000 plus VAT per annum. Rent is to be paid monthly in advance, with the tenant paying an initial three months deposit.

**Service charge:** As with all units on the estate, an incoming tenant will be asked to contribute towards a management charge, this set at 5% of the passing rent.

**Insurance:** The landlords will insure the premises and the tenant will be required to reimburse the annual insurance premium, this to be £700 plus VAT for the financial year 2024/2025.

**Rateable Value:** These premises have a rateable value of £12,000 and therefore if this is a occupiers only commercial premises, no rates will be payable for the remainder of this financial year or for the financial year 2024/2025.

**Administration Fee:** Incoming tenants will be expected to contribute £325 plus VAT towards the preparation of each lease agreement.

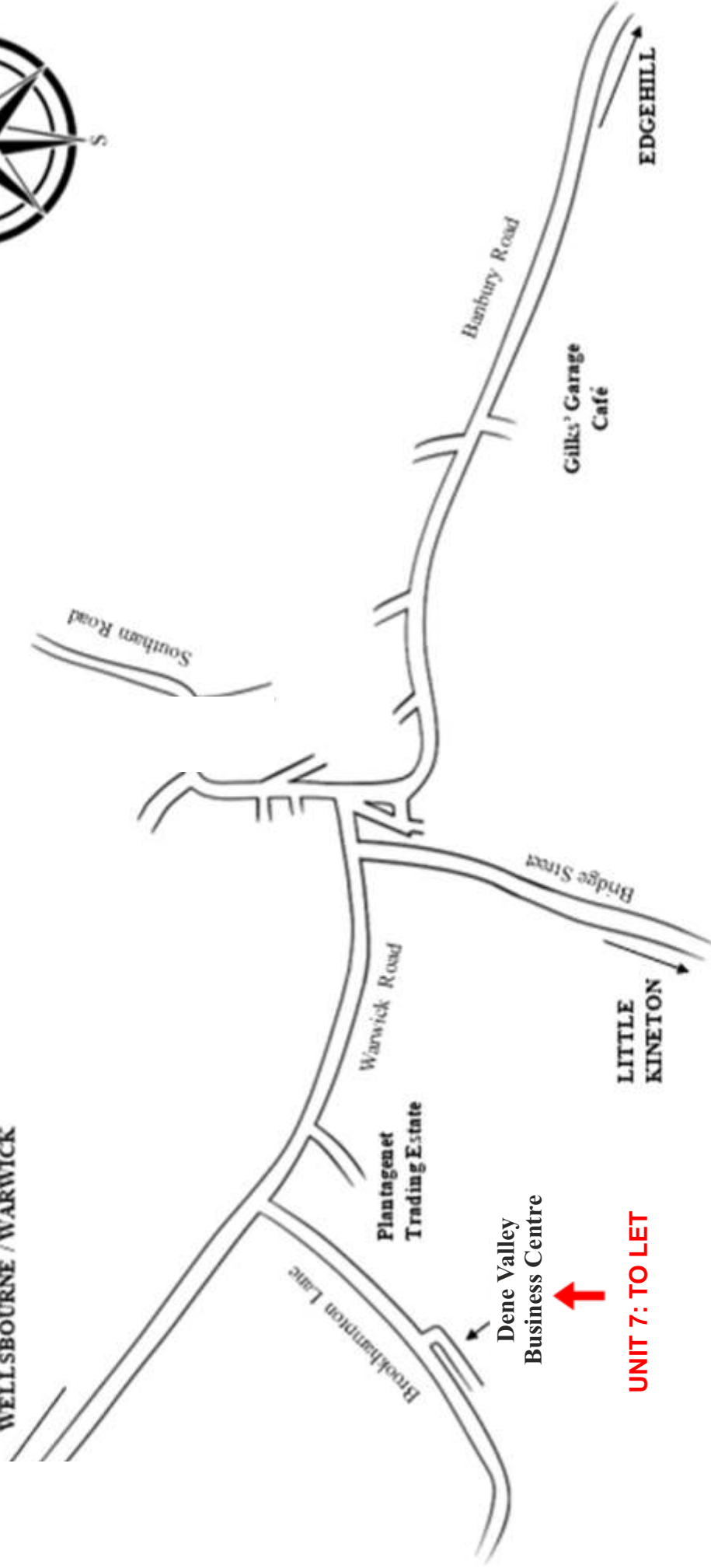


*Subject to Contract*

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# KINETON, WARWICKSHIRE

COMPTON VERNEY  
WELLSBOURNE / WARWICK



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