

TO LET: WORKSHOP / STORAGE SPACE

Units 4 & 7, Dene Valley Business Centre
Brookhampton Lane, Kineton, Warwick, CV35 0JD

Spring 2024



UNIT 7



UNIT 4

Two individual units.

Unit 4 : 1,115 sq ft Ground Floor. 1,115 sq ft First Floor. New Lease. £12,000 plus VAT p.a.

Unit 7 : 2,150 sq ft Workshop + 1,020 sq ft Mezzanine. New Lease. £16,000 plus VAT p.a.

Viewing via agents: **BANKIER SLOAN**

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Accommodation: We have instructions to market these commercial units located at the Dene Valley Business Centre, Kineton. Within easy access of Leamington Spa, Warwick, Stratford upon Avon and Banbury, these units offer good quality warehouse, workshop and/or office space. Unit 4 is a two storey property, currently divided into separate offices. Unit 7 offers good ground floor workshop and office accommodation, with a substantial 1,020 sq ft mezzanine.

Tenure: Unit 4 is available on a new three or six year lease, at a rent of £12,000 plus VAT per annum. Unit 7 is available on a new three or six year lease, at a rent of £16,000 plus VAT per annum. In both cases, 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, ingoing tenants 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 tenants will be required to reimburse the annual insurance premiums, in both cases this is to be £700 plus VAT for the financial year 2024 / 2025.

Rateable Value: Unit 4 has a rateable value of £10,750, with Unit 7 having a rateable value of £12,000. Therefore, if these are an occupiers only commercial premises in England, no rates will be payable for the financial year 2024 / 2025.

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



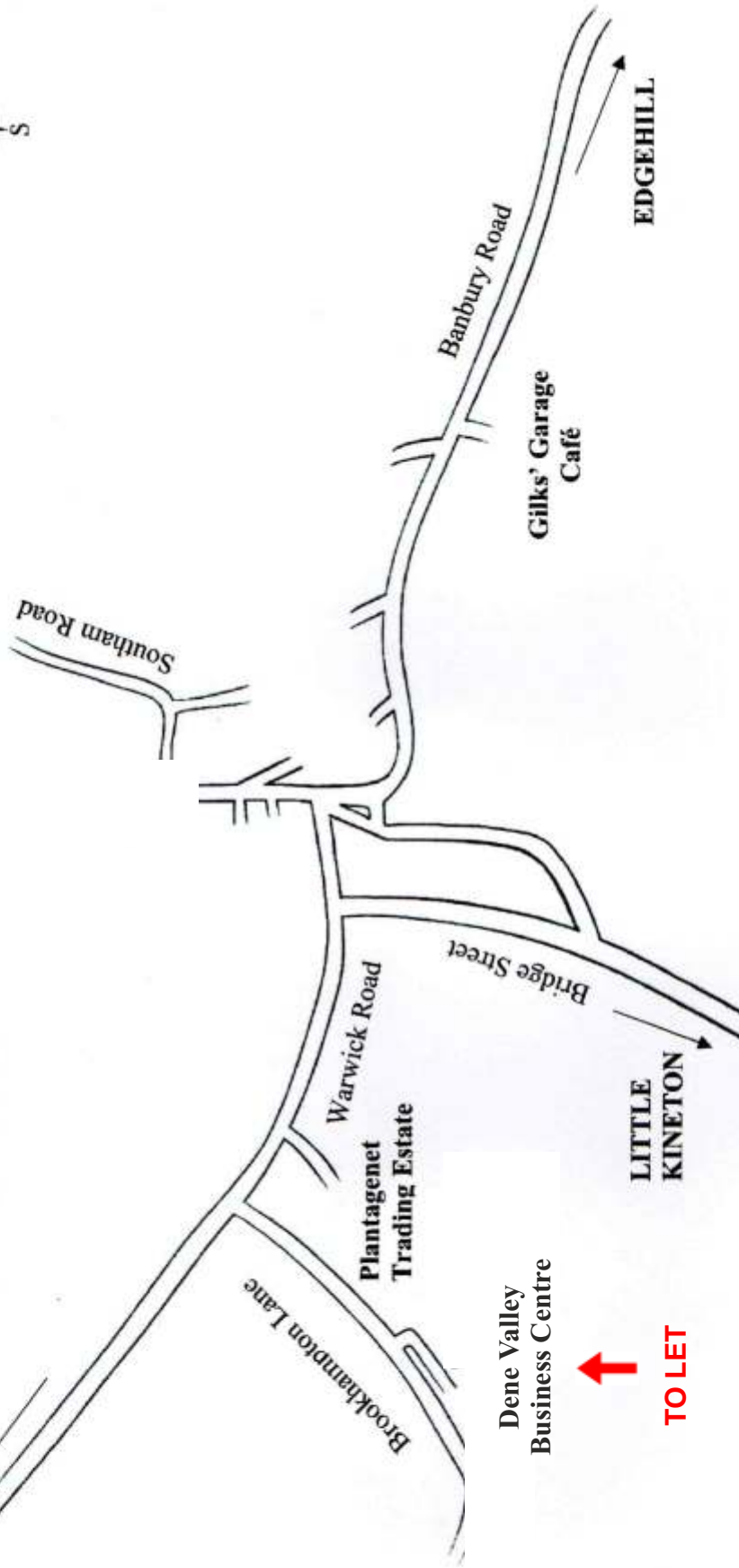
Subject to Contract

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KINETON, WARWICKSHIRE



COMPTON VERNEY
WELLSBOURNE / WARWICK



Dene Valley
Business Centre



TO LET

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