

TO LET: WORKSHOP / STORAGE

Kineton, Warwick, CV35 0JD



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

October 2026

BANKIER SLOAN
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Unit 7, Dene Valley Business Centre, Brookhampton Lane Kineton, Warwick, CV35 0JD



2,150 sq ft Workshop + 1,020 sq ft Mezzanine

Accommodation: We have instructions to market this workshop / warehouse unit located at Dene Valley Business Centre, Kineton. Within easy reach of Leamington Spa, Warwick, Stratford-upon-Avon and Banbury, this unit offers good quality ground floor warehouse and/or workshop space, with an office and kitchen facilities, as well as a substantial mezzanine. This unit is not available as a motor mechanic's workshop.

Tenure: This property currently has a lease that expires on the 30th September 2027, at a rent of £16,000 plus VAT per annum. We are offering an assignment of the existing lease. Should an incoming tenant wish to stay beyond the 30th September 2027, we would look to offer a new three or six year lease, at a rent of £18,000 plus VAT per annum. Rent is to be paid monthly in advance.

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 currently set at £700 plus VAT.

Ratable Value: This property now has a rateable value of £17,000, having previously had a rateable value of £12,000. In the 2025 / 2026 financial year, no rates will have been payable. The amount payable in this financial year has been limited to £800 as a result of the latest government scheme. This will increase to £1,600 from April 2027.

Administration fee: Incoming tenants will be expected to contribute £250 plus VAT towards the preparation of a lease agreement.

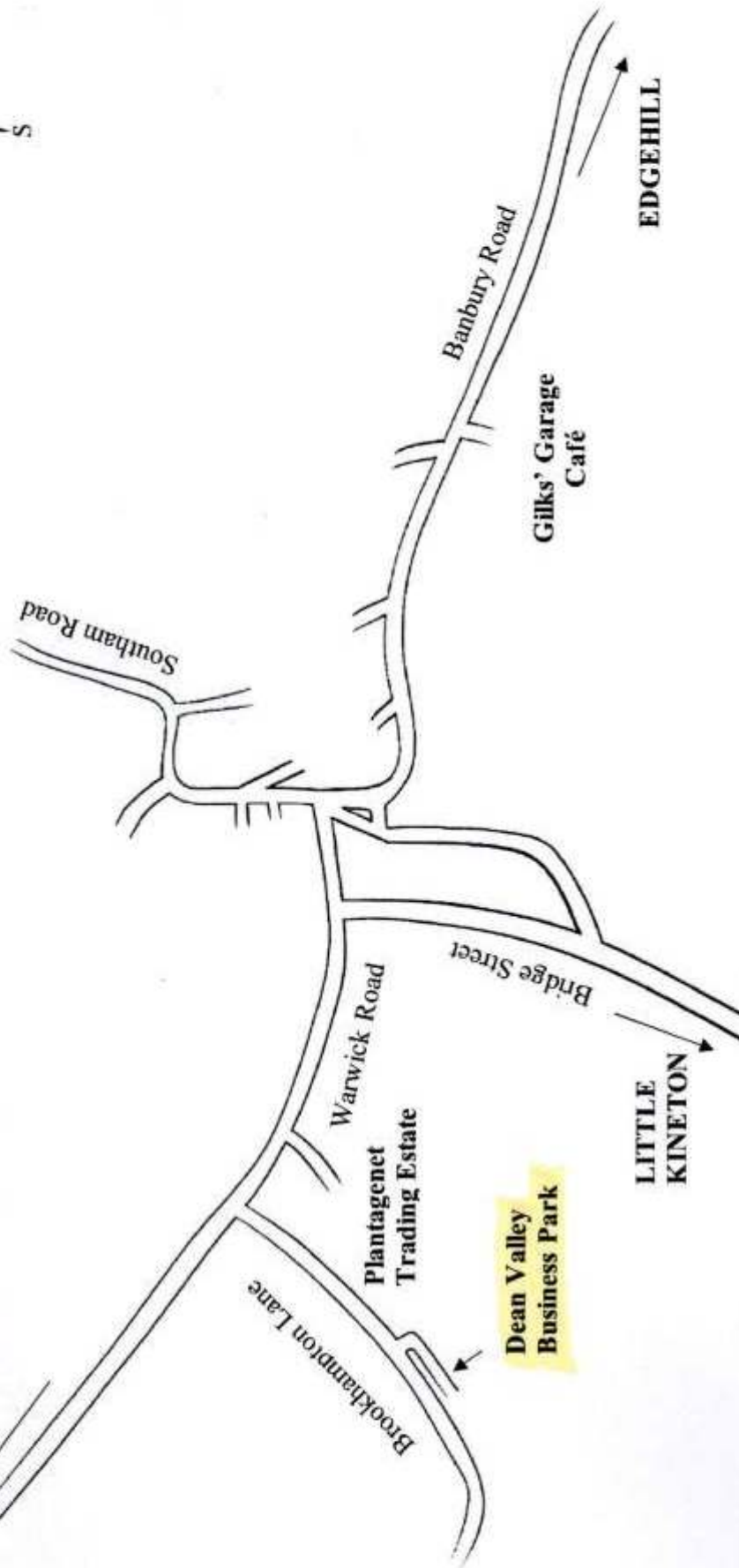
Subject to Contract

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KINETON, WARWICKSHIRE



COMPTON VERNEY
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LITTLE
KINETON

EDGEHILL

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