

# TO LET

## Rural Warehouse Accommodation

### 4,950 sq ft (2,475 sq ft x 2)

February 2025



Unit 3



Unit 6



**Furrow Farm, Sutton-under-Brailes OX15 5FL**

*Subject to Contract*

# BANKIER SLOAN

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

# Rural Warehouse Accommodation

## Furrow Farm, Sutton-under-Brailes OX15 5FL



**Two 2,475 sq ft units**

### **Accommodation**

We have received instructions to market two rural warehouses, each measuring 2,475 sq ft. The accommodation is situated on the outskirts of the village and provides good quality storage facilities for a variety of businesses.

### **Tenure**

This accommodation is being offered at rents of £10,000 per annum for Unit 6 and £12,000 per annum for Unit 3.

### **Outgoings**

All in-going tenants will be expected to re-imburse our client's annual property insurance premium, which for the financial year 2025 / 2026 is approximately £600 plus VAT per unit. Should the occupiers use increase the premium, this will be passed on to the tenant. The landlords of this property will also seek an annual service charge, set at 5% of the passing rent.

### **Administration Fees**

We would seek a contribution of £375 plus VAT towards the landlord's costs in preparing a lease agreement.

### **Rateable Value**

These units will be within the threshold for claiming Small Business Rates Relief and therefore if this is an ingoing tenants only commercial property, no rates will be payable under the government's Small Business Rates Relief scheme. Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2025\\_2026.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2025_2026.pdf)

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