

TO LET: Excellent Workshop

2 Shipston Business Village, Tilemans Lane
Shipston-on-Stour CV36 4FF



2,800 sq ft Workshop
720 sq ft First Floor Office

610 sq ft Racked Store Area
320 sq ft Mezzanine Storage

Approx. 10,000 sq ft Yard with
further room to expand



New Lease. £40,000 per annum

Viewing via agents: **BANKIER SLOAN**

Tel: Banbury 01295 688384, Mobile: 07831 338111
email:reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: Located in the heart of this well established industrial estate, this modern unit offers a mixture of accommodation which includes 2,800 sq ft of workshop, 720 sq ft of first floor office, 610 sq ft of racked storage area, 320 sq ft of mezzanine storage and a yard measuring approximately 10,000 sq ft with room for further expansion. The property is situated on a corner plot surrounded by secure fencing, with a substantial hedge line to the rear.

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Tenure: This unit is to be let on a new lease, at a rent of £40,000 (plus VAT) per annum. Rent is to be paid quarterly in advance.

Management Charge: An ingoing tenants will be responsible for paying a service charge set at 5% of the passing rent.

Insurance: The landlords will insure the premises and the ingoing tenant will be responsible for reimbursing the landlord the insurance premium.

Rateable Value: This property is covered by two assessments. The workshop has a rateable value of £13,500 and the upper floor accommodation has a rateable value of £8,900. An ingoing tenant may be able to claim Small Business Rates Relief. https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf

Summer 2022

Subject to Contract

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

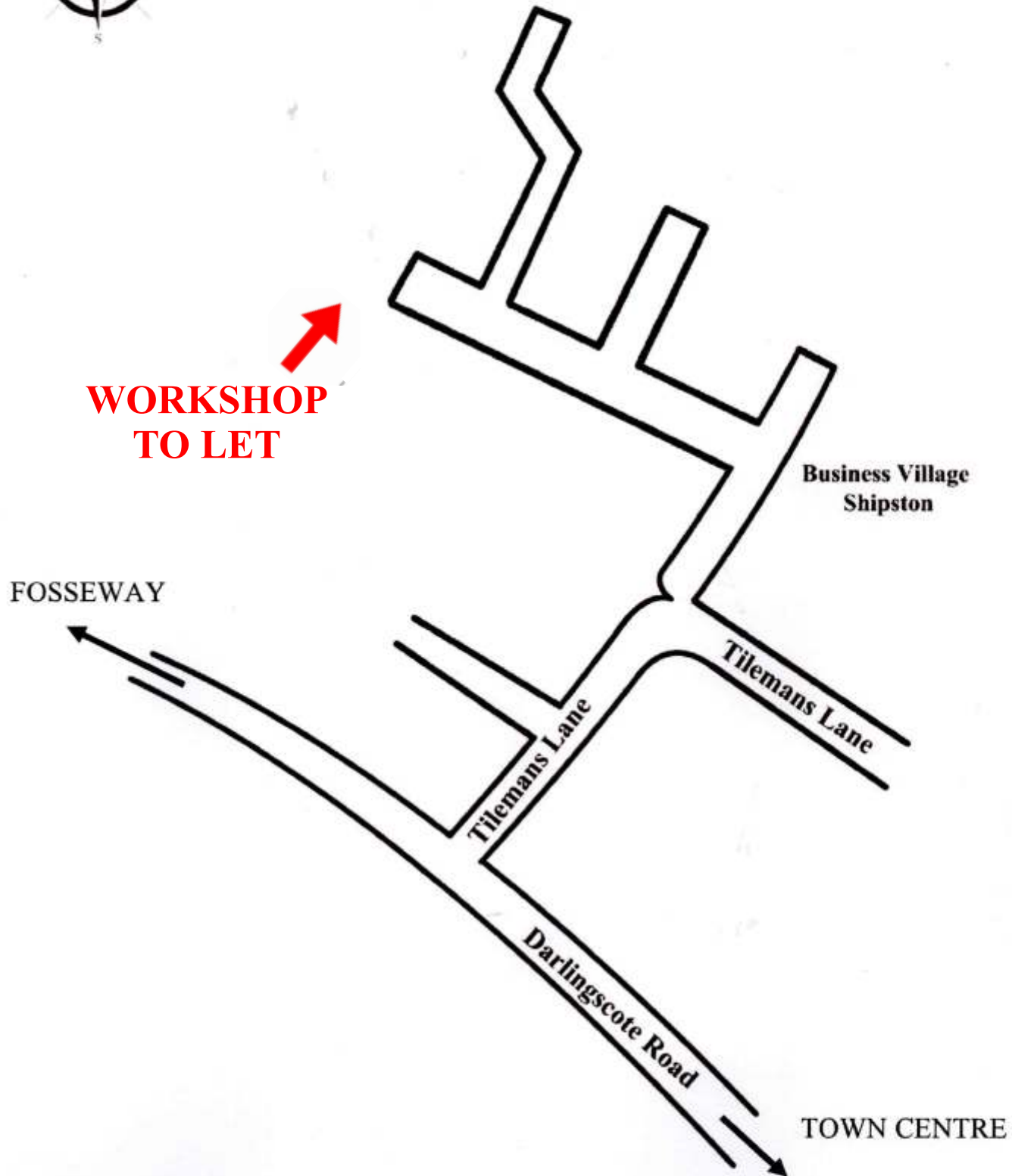
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SHIPSTON INDUSTRIAL ESTATE TILEMANS LANE



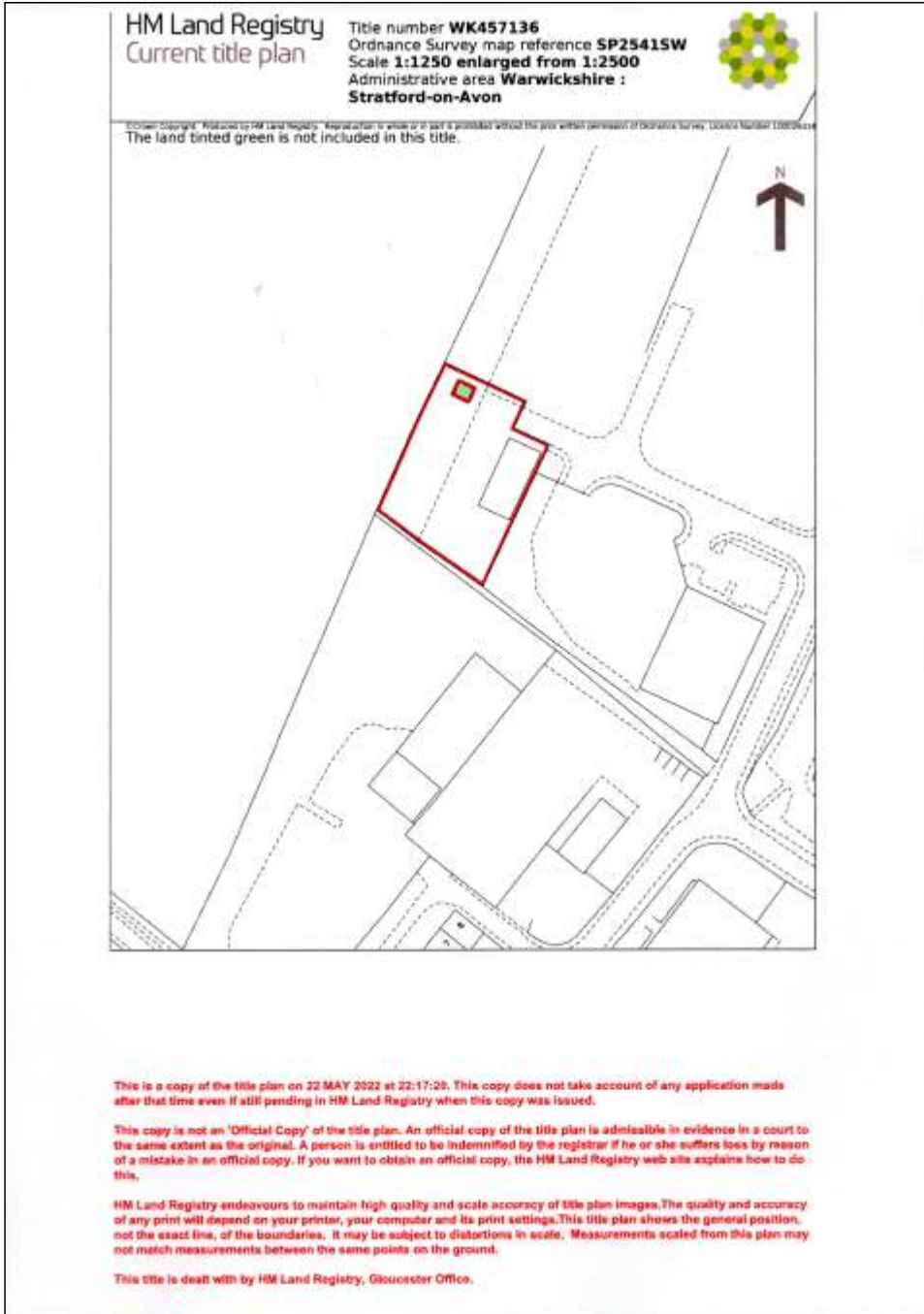
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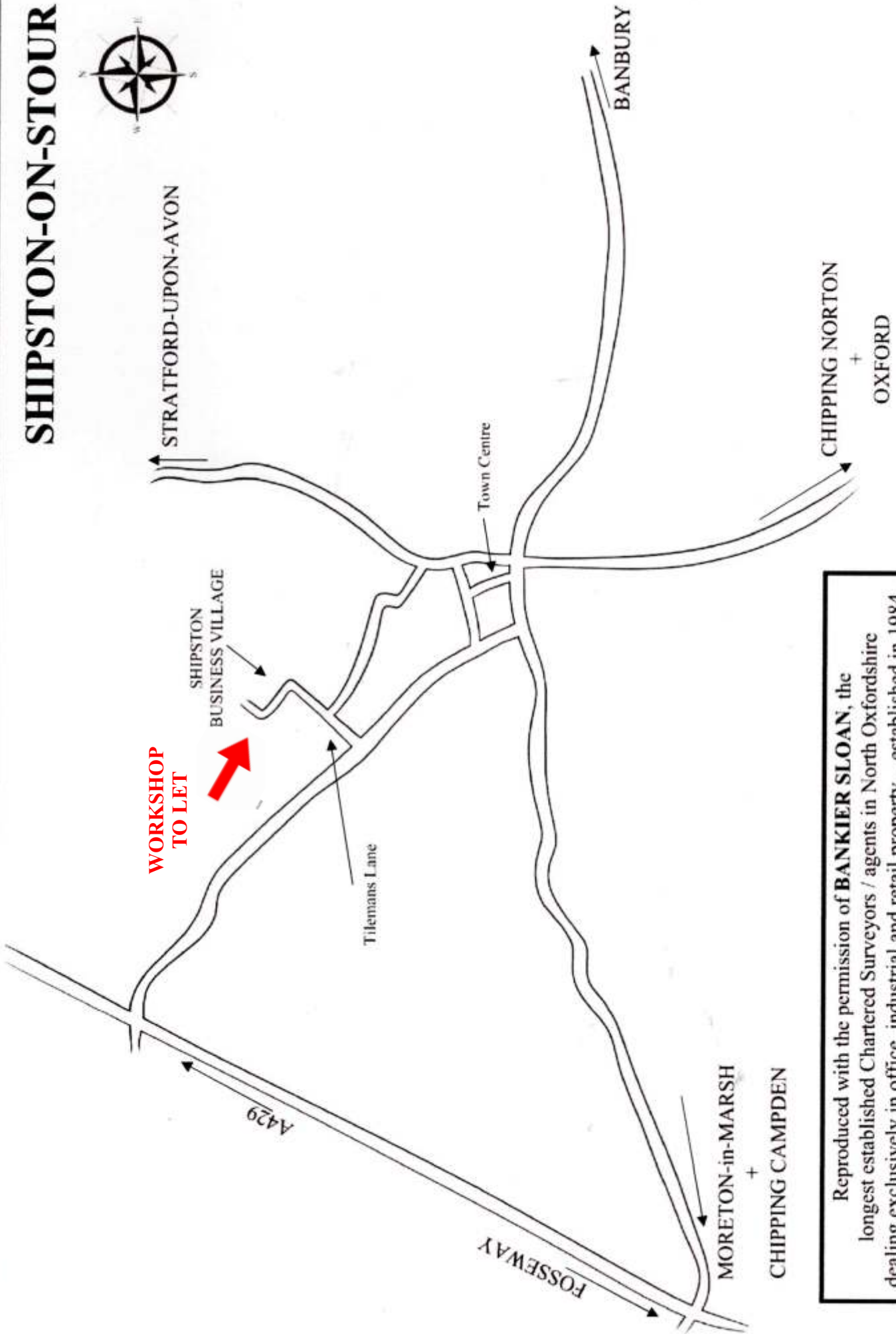
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SHIPSTON-ON-STOUR



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