

TO LET: Office / Workshop

Heath Business Park, Coalpit Lane, Wolston CV8 3GB



New Lease.
£8,000 per annum.

Subject to Contract

Viewing via: **BANKIER SLOAN**

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

Tel: Banbury 01295 688384, Mobile: 07831 338111

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

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Accommodation: We have been instructed by the freeholders of this well established industrial site to offer on a new lease this excellent office / workshop, measuring approximately 2,000 sq ft. This unit is available on new three or six year leases (with three year rent reviews) at a rent of £8,000 per annum.

Management Charge: An ingoing tenants will be responsible for the maintenance of the property. In addition to the rent there is an annual management charge which also covers the insurance of the property. This is set at 10% of the passing rent.

Administration Fees: The in-going tenants will be asked to contribute £250 plus VAT towards the costs of preparing any tenancy agreement.

Outgoings: The ingoing tenants will also be responsible for the payment of the non-domestic rates. This property has a rateable value of £7,900. If this is an ingoing tenant's only commercial property, they will be able to claim Small Business Rates Relief and therefore have zero rates to pay. Please see <http://www.centre-p.co.uk/Small%20Business%20Rates%20Relief%202019%202020%20BANKIER%20SLOAN.pdf>

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