

TO LET : NAPTON, Nr Southam 2,400 sq ft Industrial Unit



New Lease
Rent: £15,000 p.a.

November 2019

BANKIER SLOAN

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

Tel: 01295 688384 / 07831 338111

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2,400 sq ft

Accommodation: We have received instructions to offer on a new 3 or 5 year lease, at a rent fixed for the first three years at £15,000 per annum, this 2,400 sq ft industrial unit which includes a workshop / storage unit, a ground floor washroom with reception area and a staircase leading to a first floor office of approximately 200 sq ft.

This unit also benefits from being positioned in an excellent established rural industrial location, with good security including, security gates and CCTV.

Administrational Fees: An in-going tenant will be asked to make a contribution of £375 plus VAT toward the preparation of a lease agreement.

Management Charge: There is an annual service charge of 5% of the passing rent, this to be paid quarterly in advance in line with rent invoices.

Insurance: An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current year this is anticipated to be approximately £550, invoiced annually in advance.

Rateable Value: If this is an ingoing tenants only commercial property they will be able to claim Small Business Rates Relief and therefore have zero rates to pay.

Location: Baird Park in located on the edge of the village of Napton, approximately 2 miles East of Southam.
Post Code : CV47 8PA

Subject to Contract

Viewing can be arranged via sole agents:

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