

# TO LET: Workshop/Storage/Office Kineton, Warwick, CV35 0JD



**Approximately 1,695 sq ft**  
**New 3 or 6 Year Lease**  
**Rent: £12,000 plus VAT per annum**

*Subject to Contract*

Viewing via: **BANKIER SLOAN**

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

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## Unit 3a, Dene Valley Business Centre, Brookhampton Lane

### Accommodation

We have instructions to market this excellent commercial accommodation located at the Dene Valley Business Centre in the middle of Kineton. Within easy access of Leamington Spa, Warwick, Stratford upon Avon and Banbury, this unit which measures approximately 1,695 square feet, offers good quality ground floor warehouse and/or storage, as well as upper floor office space.

### Tenure

This property is available on a new three or six year lease, at an initial rent of £12,000 per annum plus VAT.

### Management Fee

An in-going tenant will be responsible for payment of a management fee set at 5% of the passing rent.

### Administration Fees

An in-going tenant will also be asked for a contribution towards administration costs in the preparation of a lease agreement, this to be approximately £350 plus VAT.

### Rateable Value

This property has a rateable value of £8,900 and therefore, if this is the occupiers **only** commercial premises no rates will be payable under the government's Small Business Rates Relief scheme.

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*Viewing can be arranged via sole agents:*

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