

For Lease

Light Industrial



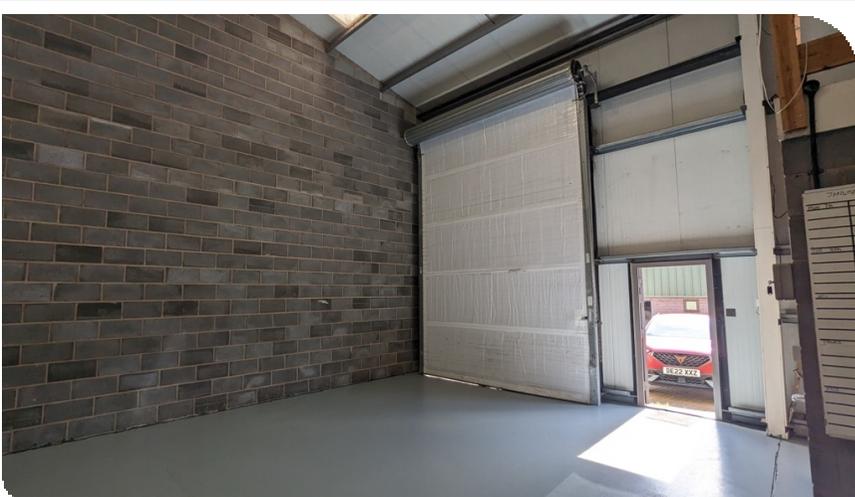
## Unit 7

Dene Valley Business Centre, Warwick CV35 0JD

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

3,031 Sq Ft  
£16,800 Per Annum





## Location

It is located on Brookhampton Lane, Kineton. The property is located on a well-established industrial estate with local occupiers including PH Automotive, Energold Drilling, Bungee Fitness, McGurk and Camperking. 2.3 miles from Fosse Way and 4.4 miles from Wellesbourne. 4 miles from the M40 and 4.6 miles from the A429.

## Description

Light industrial unit with roller shutter and parking at front of the unit. The property comprises a mezzanine of 1067 sq ft. along with 2 small offices, W/C and utility. The property is connected with Electric three-phase and water. The roller shutter dimensions are 4.74m h x 3.47m w. The flooring has been recently painted and the office has been redecorated. The property currently has halogen lighting.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor Offices	353	32.79
Warehouse - Under Mezzanine	855.73	79.5
Warehouse - No Mezzanine	707.18	65.7
Utility	48.43	4.5
Mezzanine	1,067	99.12
<b>Total</b>	<b>3,031</b>	<b>281.58</b>



## Business Rates

Current Rateable Value: £12,000

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/2683265000>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

The property is available on a lease to be agreed.

## EPC

Available upon request.

## VAT

This property is registered for VAT (Value Added

Tax)  
**Unit 7, Dene Valley Business Centre, Warwick,  
Warwickshire, CV35 0JD**



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### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



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02476 308900

office@bromwichhardy.com

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