

For Lease

Office



48 Priory Road

Kenilworth, CV8 1LQ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

🏠 577.23 Sq Ft

£ £9,000 Per Annum

Key Features

- Ground Floor Self Contained Office
- W/C and Kitchen
- Meeting Room
- 3 Parking Spaces onsite
- Close to Kenilworth Station and Town Centre
- Small Business Rates Relief



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Location

Walking distance to Kenilworth station and 0.6 miles from the vibrant Kenilworth town centre. Close proximity to Abbey End, Kenilworth's main business hub, where financial services, consultancy firms, and health services are concentrated, just 0.5 miles away. For larger corporate needs, Warwick Technology Park, a premier business park hosting several prominent national and international companies, is conveniently located 5 miles away, offering access to a robust network of professional services and business resources.

Description

The ground floor office is comprised of a main open floor plan office with a separate meeting room, kitchen, and w/c. Onsite parking for 3 vehicles with ample parking surrounding the property. This property benefits from relief from small business rates. The office fronts Priory Croft and Priory Road with a large bay window. This space would benefit any small business with flexible office arrangements.

Business Rates

Current rateable value of £7,000 PA

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/13181903000>

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

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

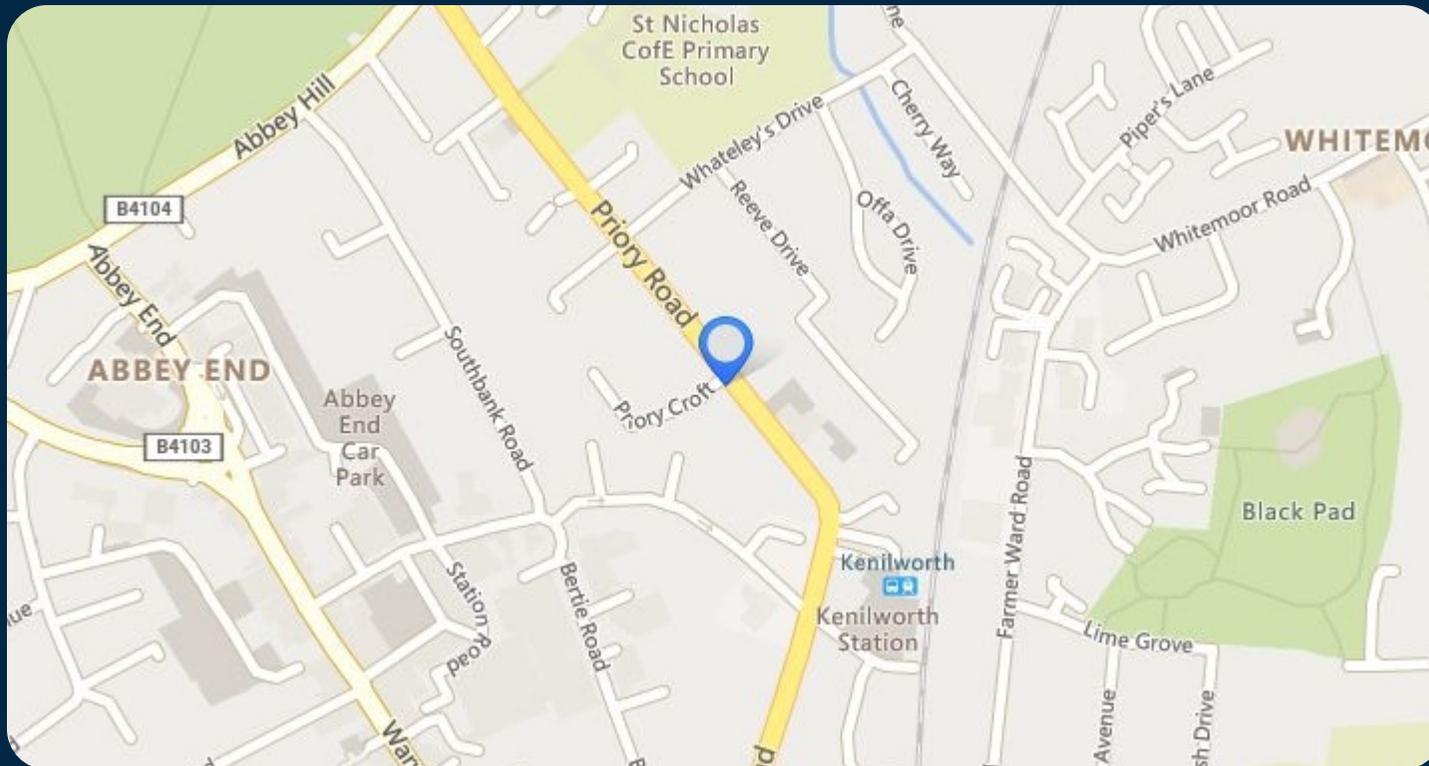
Available upon request.

VAT

The property is not registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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

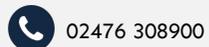
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