

For Lease

Light Industrial



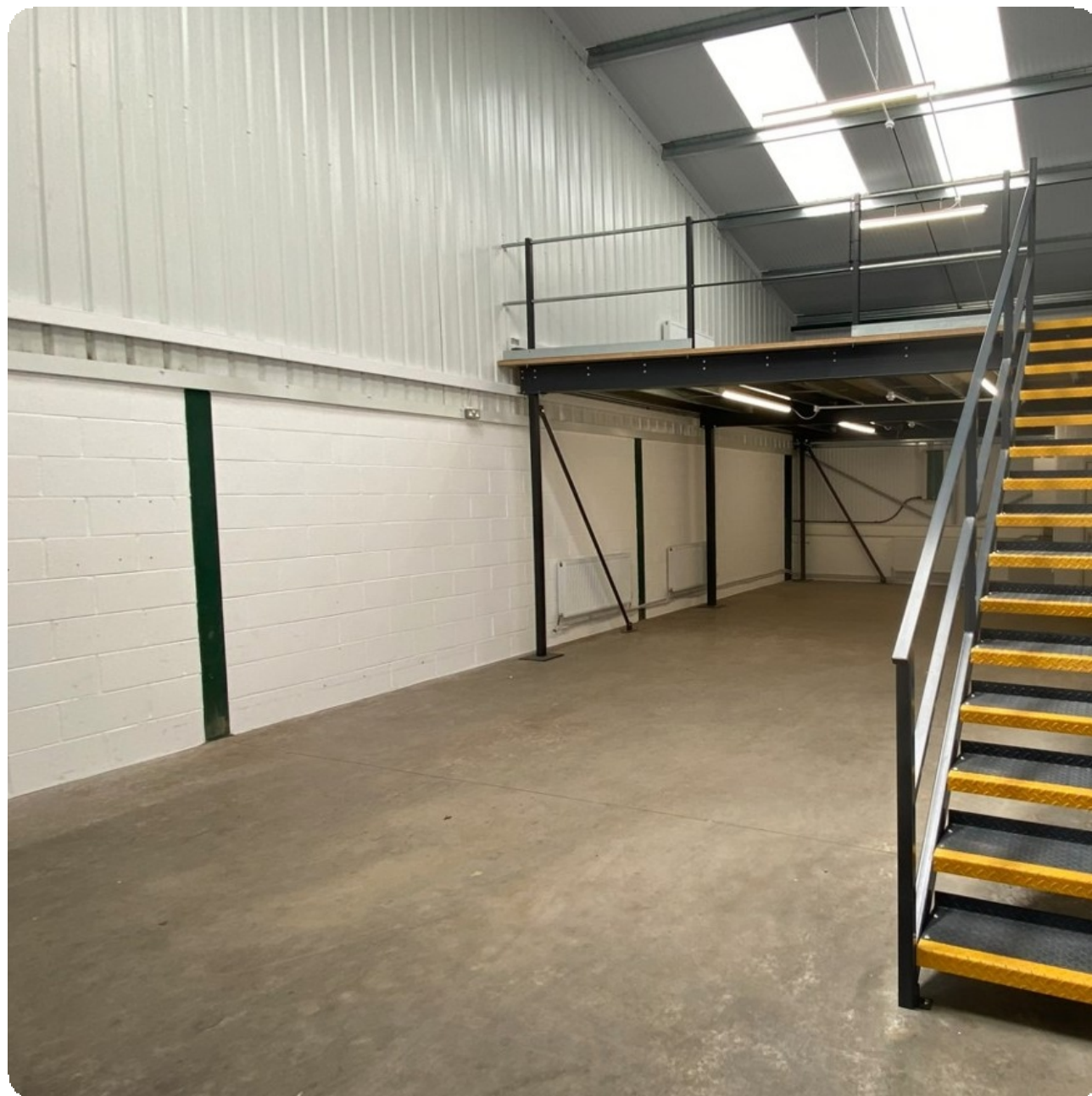
**Unit K9 Holly Farm
Business Park**
Honiley, Kenilworth CV8 1NP

**BROMWICH
HARDY**
024 7630 8900
www.bromwichhardy.com

1,547 Sq Ft
£19,500 Per Annum

Key Features

- Electric up and over door
- Three phase power
- Kitchen and WC facilities
- Well maintained estate
- Ample parking



Unit K9 Holly Farm Business Park, Honiley,
Kenilworth, CV8 1NP



02476 308900



office@bromwichhardy.com

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Location

Holly Farm Business Park is set in the Warwickshire countryside near Kenilworth. The site has plenty of parking, 24/7 security, fibre broadband, secure storage facilities, an onsite cafe, and an attentive maintenance team.

Description

Unit K9 comprises a modern end-terrace workshop with mezzanine, kitchen facilities and WC. The unit was constructed in 2022 and benefits from an electrically operated up and over door as well as three phase power. The height is 4.3m to eaves and 6.8m to apex.

Accommodation

Area	Sq Ft	Sq M
Ground floor	1,045	97.08
Mezzanine	502	46.64
Total	1,547	143.72

Business Rates

Rateable value: £13,250. Small business rates discount should therefore be applicable.

Tenure

Available by way of a new lease on terms to be agreed.

EPC

C67

**Unit K9 Holly Farm Business Park, Honiley,
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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Service charged based on 15% of the rent.

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.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



Charlie Glover

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

024 7630 8900

charlie.glover@bromwichhardy.com



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