

For Lease

Light Industrial



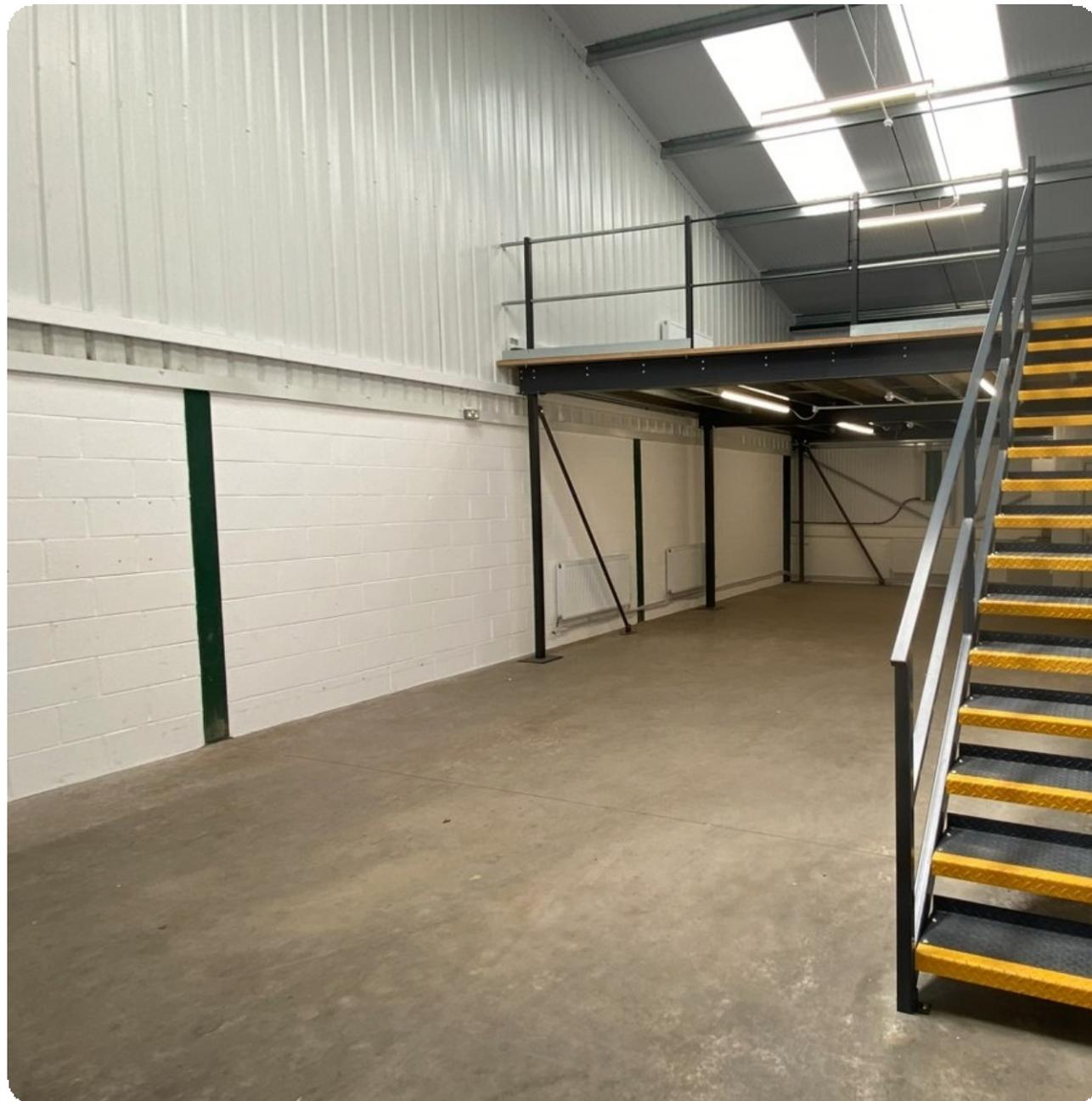
**Unit K9 Holly Farm
Business Park**
Honiley, Kenilworth CV8 1NP

**BROMWICH
ARDY**
024 7630 8900
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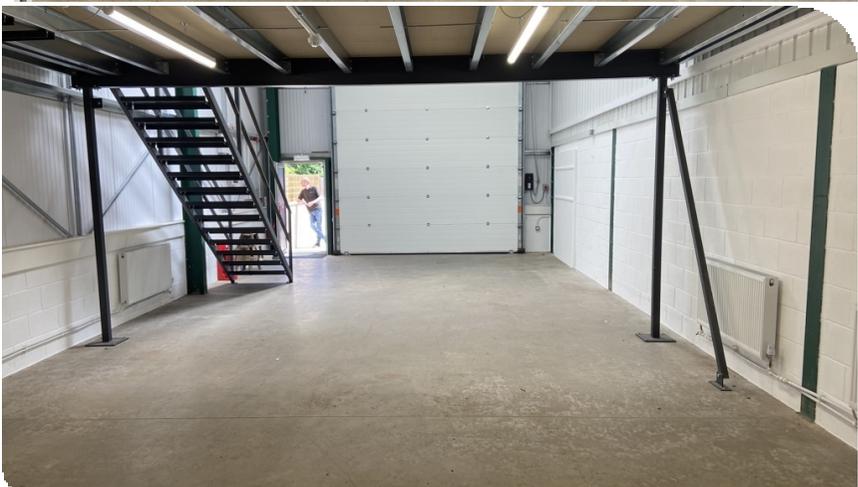
📦 1,547 Sq Ft
💷 £19,500 Per Annum

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



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

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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
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mark.booth@bromwichhardy.com



Charlie Glover

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