

For Lease

Light Industrial



**Unit C27 Holly Farm
Business Park**
Honiley, Kenilworth CV8 1NP

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

2,034 Sq Ft
£22,000 Per Annum

Key Features

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



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Kenilworth, CV8 1NP



02476 308900



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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 C27 comprises a high quality mid-terrace workshop with mezzanine storage, office, kitchen and WC facilities. The unit benefits from an electrically operated up and over door as well as three phase power. The height is 3.8m to eaves and 5.6m to apex.

Accommodation

Area	Sq Ft	Sq M
Ground floor warehouse	1,298	120.58
Office / kitchen / WC	369	34.28
Mezzanine	369	34.28
Total	2,034	188.96

Business Rates

Rateable value: £13,750. Small business rates discount should be applicable.

Tenure

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

EPC

D95

**Unit C27 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

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mark.booth@bromwichhardy.com



Charlie Glover

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

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