

To Let

£27,500

Per Annum
Exclusive of
Business Rates

New Quality Business Unit

3,271 Sq Ft (304 Sq M)



17 Tilemans Lane, Shipston-on-stour, Warwickshire CV36 4FF

Property Highlights

- Full height glazing to front
- Electrically operated insulated loading door
- All mains services
- Mezzanine 1,071 sq ft
- Landscaped estate
- Four dedicated parking spaces



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Location

Shipston Business Village is located at Tilemans Lane, Shipston, which is the principal industrial/business location for the town. The site is extremely well located close to the Fosse Way, which in turn gives direct access to the national motorway network. The site is within easy reach of Warwick, Stratford upon Avon, Evesham and Banbury.

Description

New build business unit on a newly completed estate forming the third phase of this popular business park. The landlord is installing a fitted mezzanine, kitchen and WC due for completion shortly.

- Full height glazing to front
- Electrically operated insulated loading door
- All mains services
- Mezzanine, kitchen, office and WC
- Landscaped estate
- Four dedicated parking spaces

Accommodation

Description	Sq Ft	Sq M
Mezzanine	1,071	100
Ground floor	2,200	204
Total	3,271	304

Business Rates	
Rateable Value (2017)	£TBC
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	The building is not yet rated

Tenure

Available to let for a Term to be agreed

Services

All mains services are connected.

EPC

B - 29

Viewing

By appointment with Bromwich Hardy.

Legal Costs

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





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. December 2017.

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