



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

Tenure

Available to let for a Term to be agreed

Services

All mains services are connected.

FPC

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Viewing By appointment with Bromwich Hardy.

Legal Costs

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



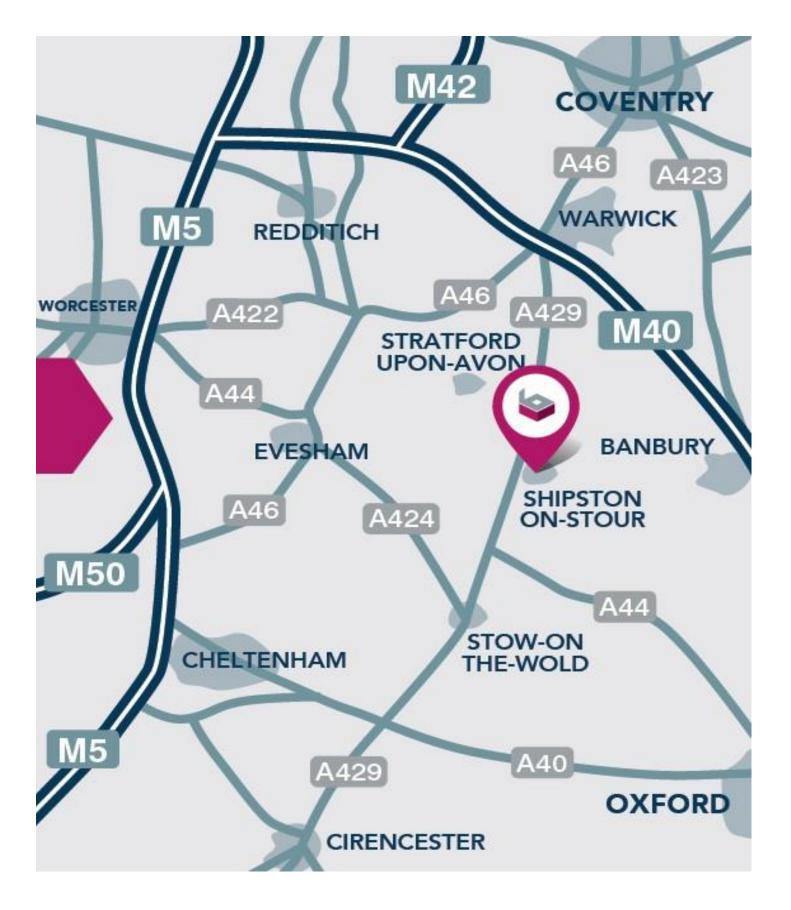




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