



STORM
GEOMATICS

Tilemans Lane, Shipston-On-Stour, CV36 4FF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£35,000 P.A

- Secure Premises & Location
- Goods lift to first floor
- EPC Band C
- High Tech Clean Room Accommodation
- Business Rates £15,000

Unit 3d is set over ground and first floor. A high quality, clean room fit out. Separate work rooms which are all interconnected to each other, but also offer isolated environments. It is a LED lit environment suitable for a number of uses. For example, medical, pharmaceutical or manufacturing and light assembly. Goods lift and fork lift access to the first floor.

Location

Tileman's Lane in Shipston serves as the primary industrial and business hub for the town, boasting a strategic location in close proximity to the Fosse Way, a major road that provides direct access to the national motorway network. Furthermore, the site is conveniently situated within easy reach of several key towns, including Warwick, Stratford upon Avon, Evesham, and Banbury.

Accommodation

Unit 3D - £35,000pa
Ground floor 105.46m² (1,135 sq. ft)
First floor 290.20m² (3,124 sq. ft)
Unit 3D Total GIA (395.66m² (4,259 sq. ft))

Services

Single and Three Phase electricity and mains water and drainage connected to the property.

VAT

Vat is not applicable on this property.

Business Rates

Unit 3C-3D Rateable Value £15,000

Qualifying businesses with a rateable value of £12,000 or below currently get 100% relief. This relief will decrease on a sliding scale

for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier.

Legal Costs

Each party will be responsible for their own legal costs associated with the property.

Viewing

To discuss the property or to arrange a viewing please contact the commercial team 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice

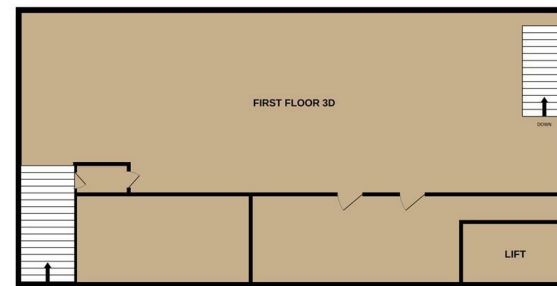


Plan

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk