



The Barn, Pittern Hill, Kineton, CV35 0JF

INDUSTRIAL/WAREHOUSE BUILDING ON CIRCA 1.3 ACRES

Summary

Tenure	To Let
Available Size	11,741 sq ft / 1,090.77 sq m
Rent	£110,000 per annum
Business Rates	To be assessed
EPC Rating	B (46)

Key Points

- New build unit
- Large yard
- Rural location
- M40 (J12) circa 3 miles distant
- LED lighting
- May sell

The Barn, Pittern Hill, Kineton, CV35 0JF

Location

The property is located on the Warwick Road B4086 at Pittern Hill on the edge of Kineton. The Fosse Way A429 is less than 1 mile distant for routes to the south west. Junction 12 of the M40 is 3 miles away for routes to Birmingham, London and the greater motorway network.

Description

The site is accessed via a shared entrance off the B4086 into a large, open yard area.

The building itself is of steel portal frame construction with corrugated steel sheeting to the elevations. The unit is also covered by corrugated steel sheeting with inset roof lights. Access is via a roller shutter and three personnel doors. The unit benefits from 3 phase power and LED lighting.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Industrial/Warehouse	11,741	1,090.77
Total	11,741	1,090.77

Site Area

The total site area is circa 1.3 acres.

Rent

£110,000 per annum one a new full repairing and insuring lease for a term to be agreed.

Price

A sale of the unit may also be considered.

Business Rates

To be assessed.

VAT

VAT will be payable if applicable.

EPC

B46

Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.



Viewing & Further Information



Nick Holt
0247 655 5180
nick@holtcommercial.co.uk



