

**INDUSTRIAL / STORAGE, LIGHT INDUSTRIAL, WAREHOUSE TO LET**



**8 BROOK BUSINESS PARK, BROOKHAMPTON LANE, KINETON, CV35 0JA**

To Rent: £45,000 per annum

4,882 sq ft (453.55 sq m)

## Description

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Unit 8 is part of the well-maintained Brook Business Park, an established industrial estate offering a high-quality working environment. The park benefits from ample on-site parking and features a large HGV turning circle at the entrance, ensuring excellent accessibility for logistics and distribution operations.

The unit is formed of modern steel portal frame construction with part-brick, part-metal cladding elevations, all beneath a pitched roof incorporating PVC roof lights for natural daylight.

The ground floor comprises warehouse accommodation that features a roller shutter door measuring approximately 5.25m high x 3.60m wide, providing excellent loading access. There is a ground floor reception, kitchen and male and female WCs.

The first floor comprises two designated office areas and two additional WCs. The offices are equipped with double glazing, air conditioning and come with seven allocated parking spaces.

## Summary

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- Well kept industrial estate on the outskirts of Kineton, with easy connection to the M40
- 7 designated parking spaces and HGV loading access
- 5.8m eaves height
- 5.25m high roller shutter



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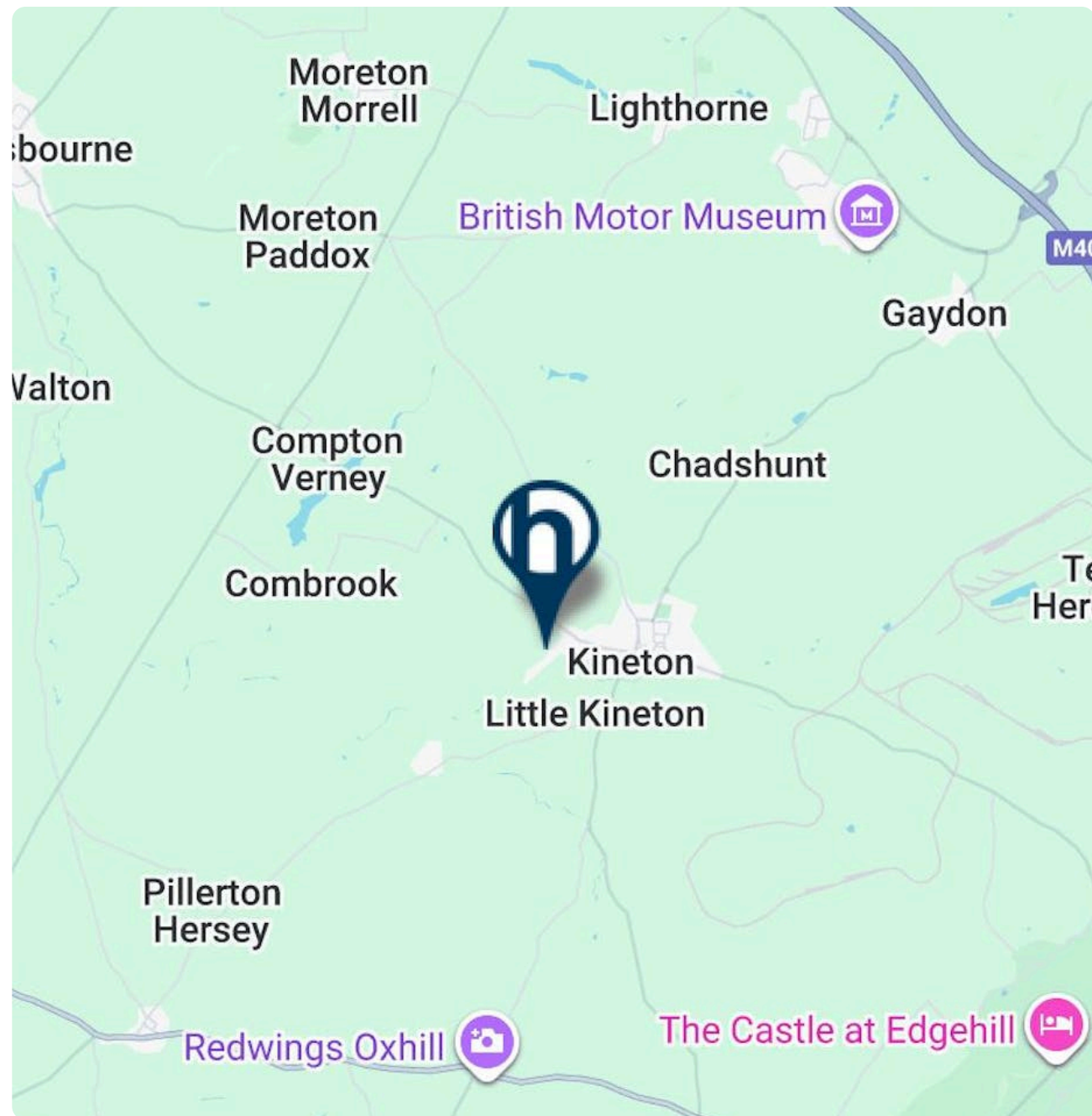
## Location

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This property is located at the rear of Brook Business Park, on the outskirts of the Kineton village. Access is via Brookhampton Lane, which connects to the B4086 Warwick Road and the Fosse Way (B4455), providing excellent road links to nearby towns.

Junction 12 of the M40 at Gaydon lies just 3 miles away, offering fast and convenient access to the wider national motorway network.

Brook Business Park is strategically positioned in close proximity to the major manufacturing sites of Jaguar Land Rover and Aston Martin. The area has attracted a number of automotive and engineering-related businesses, making it an ideal location for companies seeking to benefit from the established industrial hub.



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**GALLERY**



**GALLERY**



## TERMS

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The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

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£45,000 per annum

## VAT

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Applicable

## BUSINESS RATES

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Rateable Value: £27,250

## LEGAL FEES

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Each party to bear their own costs

## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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