



Offices at 3 Princes Drive, Kenilworth, CV8 2FD

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

# To Let: £11,500 p.a. exclusive

- EPC: D(85)
- Area: 1,073 ft<sup>2</sup> (99.7 m<sup>2</sup>)

- Rateable Value: £9,200
- Leasehold Available

To Let: First-floor office space in the heart of Kenilworth Business Park, ideal for businesses wanting a professional, well-connected base. Bright, spacious and with four dedicated parking spaces, it's a convenient and comfortable place to work.

## Description

Unit 3 is a well-presented first-floor office space within Kenilworth Business Park, offering a practical and professional working environment. Accessed via a communal entrance, the unit features carpeted flooring, fluorescent lighting, and double-glazed windows, ensuring a comfortable workspace. It is fitted with an alarm system and benefits from oil-fired heating shared with the ground-floor unit. Utilities include a shared water supply and individually metered electricity, with internet access and a landline connection also available. Externally, the unit provides four designated parking spaces and enjoys excellent access to local transport links, making it an ideal choice for businesses seeking a well-connected location.

## Location

Unit 3 Princes Drive is located on a well established trading estate to the north of Kenilworth town centre, just 2 miles from the A46. Kenilworth benefits from a well-connected railway station providing direct links to Coventry, Leamington Spa, and Birmingham, while the nearby A46 and M40 offer swift road access across the region.

## Accommodation

Total Area: 1,073 ft<sup>2</sup> (99.7 m<sup>2</sup>)

## Tenure

Leasehold available with an asking rent of £11,500 at a term to be agreed. Should the term exceed three years, then a rent review is proposed on the third anniversary increasing to £13,000.

## Services

The unit is connected to mains services including electricity, gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

## Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

## Viewing

To arrange a viewing please contact the Commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

## Energy Performance Certificate

The property has an EPC rating of D(85).

## Business Rates

The rateable value is £9,200. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## VAT

VAT is not charged on the property.

## Legal Costs

Each party is to meet their own costs.

## Disclaimer

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.

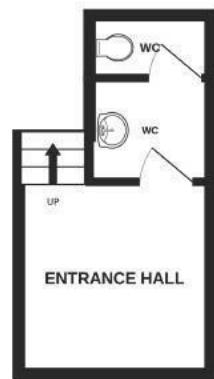
A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

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

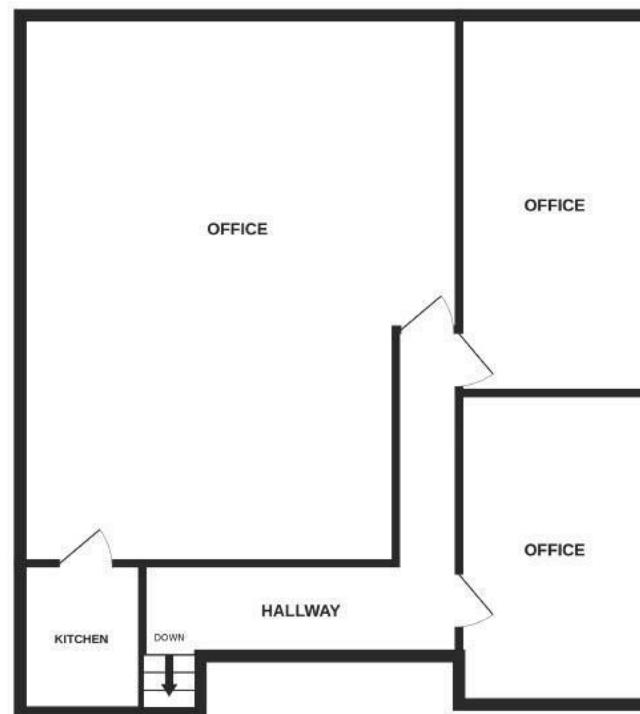


# Plan

ENTRANCE HALL



FIRST FLOOR



This floor plan is not to scale and is for guidance purposes only  
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