

## TO LET

## SUPERB RURAL OFFICES WITH EXCELLENT MOTORWAY ACCESS

The Long Barn, Hurley Hall Barns, Hurley CV9 2HT



### 990 SQ FT (92 SQ M) NIA

- Within easy reach of the A5, M42 and M6
- Set within an established business park in a delightful rural location
- Ready for immediate occupation
- Inclusive parking
- DDA Access

### Location

The Long Barn is located on the edge of the north Warwickshire village of Hurley and approximately 4.5 miles to the south east of Atherstone.

The location provides an alternative to the regions urban office parks, but still within easy reach of the regional and national road networks including the A5 to the north, M42 to the north west and the M6 to the south.

Within the subject estate occupiers include Eclipse Group Solutions, Area 51 and ATE-EL UK Ltd. Additionally there is a large commercial presence at the nearby Birch Coppice Business Park immediately to the north.

### Description

The property comprises a converted agricultural barn that has been tastefully renovated to provide quality self-contained office accommodation over a single floor.

The building is largely open plan with the exception of a separate office/meeting room, two WC's and a kitchenette. The property benefits from good parking, mains electricity and water, fibre broadband and exposed beams.

The property is one of a series of barn conversions that form the charming Hurley Hall Barns Business Park. Onsite storage may also be available upon request.

### Accommodation

From details provided Holt Commercial understands that the property has the following Net Internal Area:

Ground Floor	92 sq m	990 sq ft
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### Service Charge

The Landlord will reserve the right to recoup the cost of external maintenance and estate management via a service charge. The service charge for the current year is approximately £1.89 psf. The Tenant will reimburse the Landlord the cost of insuring the premises.

### Tenure/Lease Terms

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

### Planning

Holt Commercial understands that the property benefits from Use Class B1a (Office). Interest is sought from all potential uses and consideration will be given to offers requiring alternative permissions.

### Rent

**£12,500 per annum exclusive. Payable monthly in advance.**

### VAT

Holt Commercial understands that VAT will be payable on the rent.

### EPC

The property is Listed and therefore does not require an EPC.

#### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

### Rateable Value

From information taken from the 2017 Non Domestic Rating List, the office appears to have the following Rateable Value:

Offices & premises	£11,000
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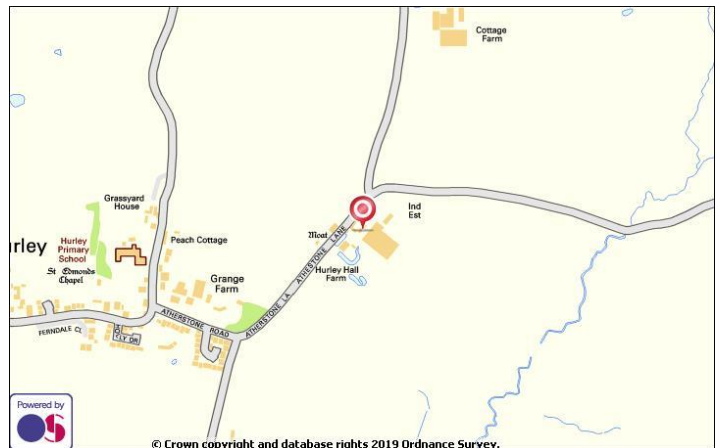
### Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease.

### Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**  
**CHRIS HOBDAY 024 7655 5180**  
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