

TO LET — Unit 4 Manor Farm Workshops

Hunningham Lane, Offchurch, Leamington Spa, Warwickshire, CV33 9AG

BK Bruton Knowles

est.1862



- Barn Conversion
- Flexible Terms
- Office/ Studio/ Laboratory
- 505 Sq Ft
- £5,500 per annum

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SUMMARY

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LOCATION

Offchurch is a small rural village, located 3 miles east of Leamington Spa, Warwickshire. Taking the Hunningham Road out of Offchurch, Manor Farm is situated immediately on your left upon a short farm drive. The units are situated within open countryside.

DESCRIPTION

Unit 4 is one of nine rural workshops and business units created out of the conversion of a traditional range of Victorian brick and tile farm buildings. The units vary from basic workshops and offices.

Past and current uses include; photography studios, art studios, a micro brewery, interior design, heating engineer and lead statue repair.

Unit 4 is single storey and benefits from a kitchen and WC.

EPC

E - 119

VAT

This property is not registered for VAT.

ACCOMMODATION (GIA)

AREA	Sq M	Sq Ft
Ground Floor	46.9	505
Total	46.9	505

RENT

£5,500 per annum.

TERMS

The property is available by way of a new lease on fully repairing and insuring basis for a term to be agreed.

SERVICES

We understand that the property benefits from mains water, electricity and drainage.

RATES

We understand the rateable value as of April 2017 to be:

£4,050

We do however advise all interested parties to satisfy their rates payable with the local authority (Warwick District Council).

SERVICE CHARGE

Electricity is to be recharged to the Tenant.

LEGAL COSTS

The ingoing tenant will be asked to pay a contribution to the Landlords legal costs.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided

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