

7 Barford Exchange
Barford
Warwickshire
CV35 8AQ

ehB
Reeves

ehB Reeves
Somerset House
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Royal Leamington Spa
CV32 5QN

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High Quality Modern Office

For Sale/To Let

- 1,131 sq ft (net internal) Over Two Floors
- 6 Allocated Parking Spaces
- Excellent Access To Motorway Network
- Air Conditioned
- Newly Refurbished
- Available Immediately
- **Virtual Viewing Available**

Interested in
this property?

Contact

Sam Hain

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Location

A prime office development in a courtyard setting on the edge of the picturesque village of Barford. Located a short drive from Warwick, Leamington Spa and Stratford Upon Avon, the office is close to the Longbridge island being the junction of the M40 and the A46.

Description & Accommodation

The office is of a modern construction and built to a high specification. Number 7 Barford Exchange provides a net floor area of 1,131 sq ft over two floors and has 6 allocated parking spaces. The newly refurbished office includes air conditioning, LED lighting, kitchenette, disabled WC and a further WC to the ground floor.

Services

All services are connected including gas fired central heating.

Planning

Class E (formerly B1) of The Town & Country Planning (Use Classes) Order 1987.

Tenure

This unit is available for sale (long leasehold interest) or by way of a new lease on full repairing and insuring terms.

Sale Price/Rent

£265,000 plus VAT (long leasehold Interest)

£18,000 per annum plus VAT

Rates

The rateable value is due to be split as the building is currently assessed with the adjacent unit.

Service Charge

An estate service charge is levied.

VAT

We are advised that VAT is applicable on the purchase price and rent.



EPC

B 45

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment with the joint letting agents, ehB Reeves and Shepherd Commercial.

