

1st Floor Office Suite K American Barns
Banbury Road
Near Ashorne
CV35 0AE

ehB
Reeves

ehB Reeves
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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To Let

Stunning Character Offices

- Measuring 800 sq ft (74.31 sq m)
- Superb Rural Setting Within Close Proximity of Leamington Spa and Warwick
- Wonderful Character Features
- Ample On Site Parking
- Available Now
- Flexible New Lease
- Close to M40

Interested in
this property?

Contact

Simon Hain

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Location

Sitting in the heart of some of south Warwickshire's finest countryside, just to the south of the county town of Warwick, the American Barns are strategically placed a short distance due south of Warwick and Leamington Spa, on the B4100. Junctions 13 & 14 of the M40 are within 1 and 3 miles of the property, providing access to the national motorway network.

Key Midlands venues such as the NEC, National Agricultural Centre, and Birmingham International Airport are all within 20 miles. Warwick Parkway Railway Station, Leamington Railway Station and Coventry (Intercity) Railway Station are all within 8 miles of the American Barns.

Description & Accommodation

The American Barns is the result of an extensive and inspired conversion of unusual brick farm buildings. The original design was sympathetic to an American concept dating back to the end of the 19th Century, hence, the naming of the premises. The complex of intercommunicating areas provides high quality offices in a mixture of both cellular and open plan office space with additional meeting rooms and a former catering grade kitchen with two extraction systems and plumbing.

The office that is available is located at first floor level and measures 800 sq ft. The office is centrally heated and fitted with carpets, a comprehensive cat 5 network cable system, and a range of feature and functional lighting. There is ample car parking on site.

Services

Electricity and central heating are connected to the suite. Shared kitchen and WC facilities are provided. There is a 200MB fibre connection to the building; fibre accessibility is available subject to negotiation.

Planning

Offices under Class E.

Tenure

Leasehold for a term to be agreed. The lease will be contracted out of the Landlord and Tenant Act 1954.

Rent

£13,600 per annum exclusive, to be paid quarterly in advance.

Rates

The rateable value for the current year is £7,800.

Service Charge

£4,500 exclusive per annum. This covers electricity consumption, heating, lighting, maintenance and decoration of common areas, buildings insurance, and other costs of a communal nature.

EPC

TBC

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

Viewing

Strictly by appointment only with the sole letting agents ehB Reeves on 01926 888181.

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