



ehB
Reeves
commercial property experts

To Let

Office Suite To Let In Impressive
Victorian Grange

201 - 342 sq.ft (22 - 32 sq.m)

ALL INCLUSIVE RENT

Holly Grange, Holly Lane, Balsall Common, Coventry, West Midlands, CV7 7EB

Accommodation

The office accommodation is situated within an impressive large Victorian house which has been converted to provide self contained office suites arranged over three floors in individual sizes from 232 sq.ft to 342 sq.ft.

The office suites all share kitchen and WC facilities, located on ground, first and second floors.

The suites can be let with the benefit of some furniture if required.

All offices are fully refurbished and carpeted to a very high standard.

The owners are entering into a rewilding programme for the estate and have far reaching plans to reduce the carbon footprint of the building. The estate is open for tenants to walk and meet the resident donkeys. Well behaved dogs are also very welcome.

Various suites are available and can be occupied individually or together.

Ground Floor

Suite 1: Fully Let

First Floor

Suite 5: 342 sq.ft

Second floor

Suite 7: 201 sq.ft

All suites are available for occupation during business hours only, i.e. 8.00am - 6.00pm, Monday to Friday, and limited hours on Saturday and Sunday.

Tenants will have the ability to use meeting rooms for a reduced fee.

Virtual Tour: <https://my.matterport.com/show/?m=rU7KUWC247R>



Location

Holly Grange is located on Holly Lane, very close to Balsall Common, only 1 mile due south of the village centre. The property sits in a wonderful rural location, with open countryside to all sides whilst benefiting from all the advantages of a rural situation the centres of Solihull, Warwick and Coventry are all in close proximity.

Excellent regional amenities are close by and these include Birmingham International airport and rail station, the NEC, and the Midlands and National motorway networks, all being on your doorstep.

Tenure

The office suites are to be let subject to simple forms of lease. All leases will be contracted out of sections 24-28 inclusive of the Landlord and Tenant Act 1954. The leases will be drawn on internal repairing and insuring terms.

Services

All mains services are connected to Holly

Grange.

EPC TBA

Planning

Class E

Rent

Rent is based off £30 per square foot on an all-inclusive basis for suites 2b and 5a

Suite 5 (First Floor):

£13,500 per annum to include rent, heating and lighting, water and drainage, cleaning of common areas, maintenance, refuse collection, buildings insurance, and management. VAT is applicable.

Rates

Ground floor offices currently £10.68 per sq ft.

First floor offices currently £10.68 per sq ft.

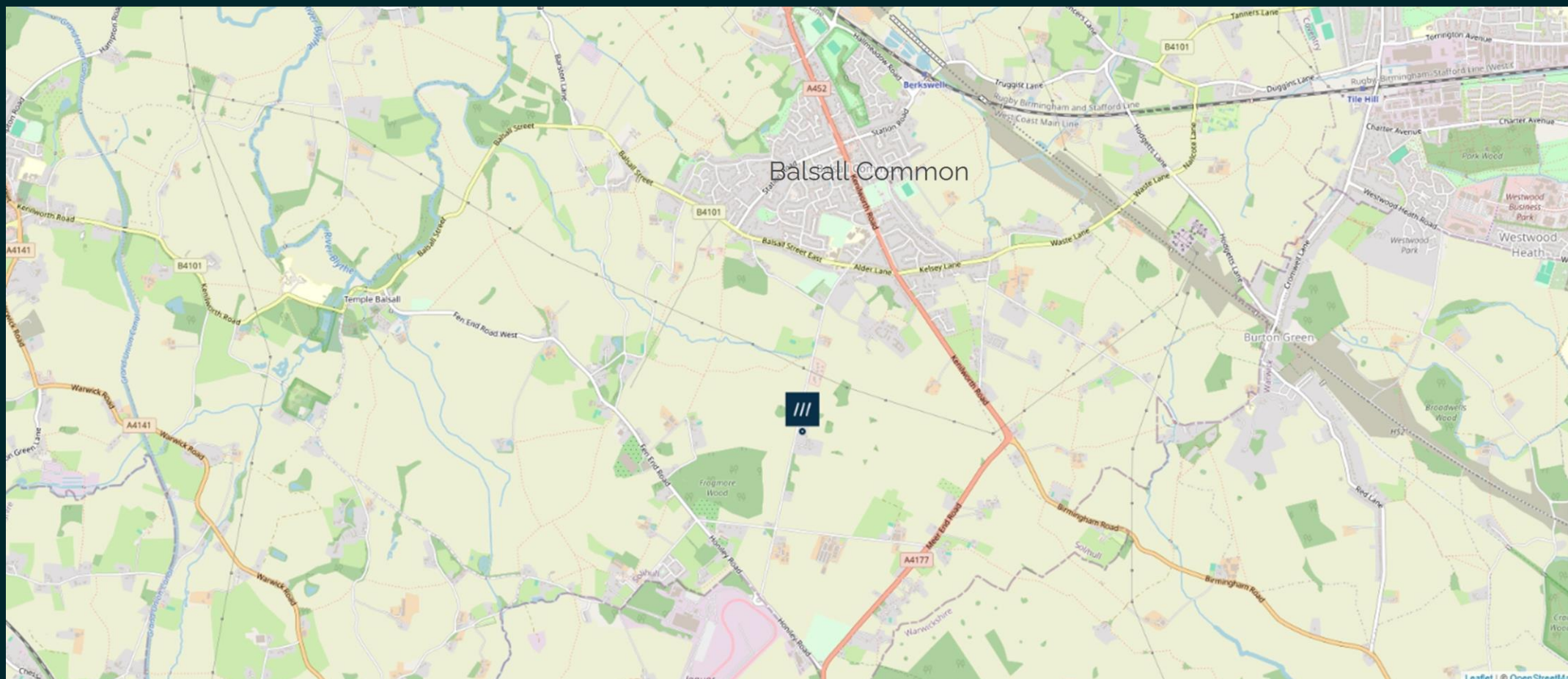
Second floor offices currently £8.02 per sq ft.

Each separate suite will qualify for 100% small business rates relief subject to tenant's status.

Legal Costs

Each party will meet their own legal costs.





**ehB
Reeves**
commercial property experts

3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley 01926 888181

oliver@ehbreeves.com

ehB Reeves for themselves and for the seller/lessor of this property who agents they are give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

