

To Let

Quality Offices in a Beautiful Rural Setting

454 sq.ft (42 sq.m)

Manor Farm Offices, Northend Road, Fenny Compton, Southam, CV47 2YY

Accommodation

The office accommodation is housed within a comprehensive redevelopment of a set of traditional stone farm buildings which are set around a central courtyard. The buildings retain their original character, with stone walls, natural slate roofs, timber double glazed windows and complementary doors and rainwater goods. Internally, the office accommodation has been fitted to a high standard, with dry lined walls some feature stonework, new concrete floors with under floor central heating, new carpets, hard tiling to entrance foyers, modern lighting, modern decorated WCs and kitchenette facilities, 3 core perimeter trunking, power and data points.

The central courtyard is a communal landscaped area and is kept free of cars. A large communal car park is situated to the rear of the office scheme, providing more than adequate car parking for the occupiers.

Office 2: 286 sq.ft - LET

Office 6/7: 454 sq.ft

Location

Manor Farm is situated on a lane between the villages of Fenny Compton and Northend, on the outskirts of the village. The site is identified by Manor Farm signage. The location of the property identified on the enclosed map.

Fenny Compton is an attractive rural village, located at the foot of the Burton Dassett Hills and Country Park, just off the A45. Junction 12 of the M40 motorway at Gaydon is a short distance from the village, which is roughly located midway between the county town of Warwick and Banbury.



Office 2 :-

Room 1 ↑

Room 2 ↓



Tenure

Available on a new flexible lease for a term to be agreed. All leases will be excluded from Sections 24-28 (inclusive) of the Landlord and Tenant Act 1954.

Services

Mains electricity, water and drainage are connected to the property. Heating is by way of an oil-fired under floor heating system, tenants will be required to top up the oil to the same level as it will be when the tenancy commences.

EPC N/A

Planning

Class E



↑Office 2 Kitchenette↑

Rent

Office 2: LET

Office 6/7: £500 pcm (exclusive)

Rates

The rateable value for Office 6/7 is TBC.

Legal Costs

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

Service Charge

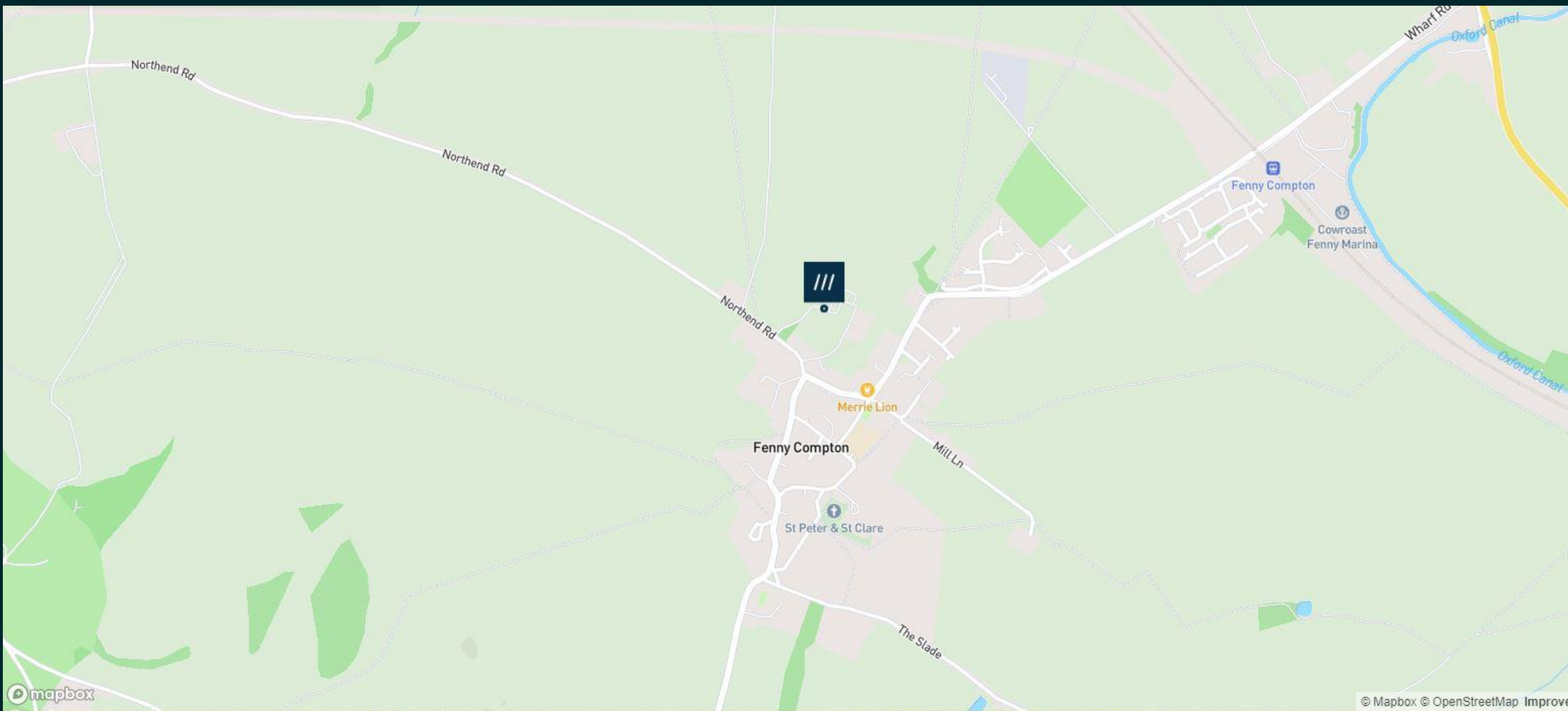
A service charge is levied for the upkeep and maintenance of the common parts of the estate, as well as the structure of the buildings:

Office 2: LET

Office 6/7: £50 pcm (exclusive)

Office 6/7: Room 2 and Entrance Foyer





**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.

