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Reeves
commercial property experts

To Let

Modern Office Conversion on New Lease

1,254 sq.ft (117 sq.m)

Unit 3 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwick, CV35 8XB

Accommodation

The property is a two-storey, traditional brick and tiled barn conversion in an impressive rural setting. The building retains many of its original features and is situated in a scenic courtyard.

Both the ground and first floor provide open plan office spaces, letting in lots of sunlight.

The offices have been renovated to a modern standard, with new LED lighting throughout, carpet tiled flooring through the ground and first floor space. The office is heated by way of electric night storage heaters.

Cable trunking runs throughout the office. Kitchenette and WC facilities are located on the ground floor.

Hatton Technology Park office tenants may choose to benefit from high speed uncontended internet, with each tenant choosing from services, including managed bandwidth, telephone solutions and online backup. Further information and costs available on application.

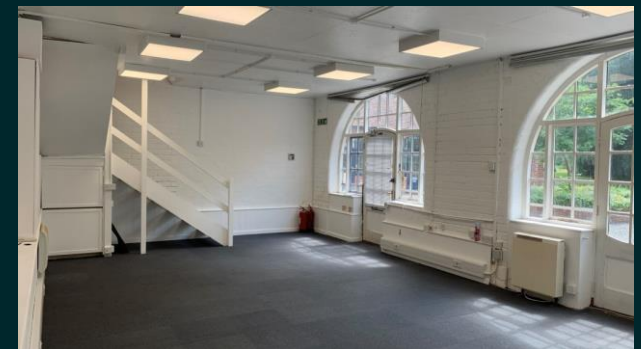
The office measures 1254.20 sq.ft. (116.51 sq.m). The office in greater detail comprises:

Ground Floor: 585.87 sq.ft (54.43 sq.m)

First Floor: 662.33 sq.ft (61.53 sq.m)

Kitchenette and WC Facilities.

Car parking is available.

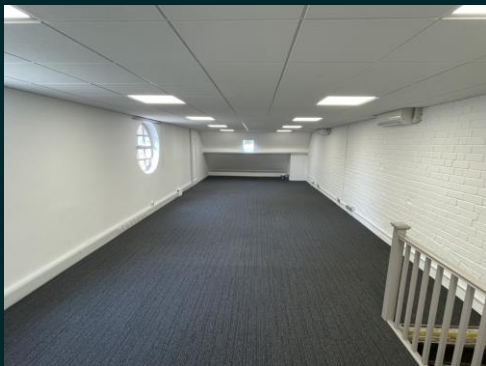


Location

Hatton Technology Park is located on beautiful landscaped grounds in the rural heart of Hatton. The Park is approached from a driveway leading off Dark Lane, approximately one mile from the Birmingham Road and a mile and half from Hatton Railway Station.

The Office is in an excellent location with easy access to the Birmingham Road which runs into Warwick, as well as the A4189 to Claverdon Village. The village offers a range of shops and amenities to the local population.

Hatton Railway Station is in close proximity, providing great links to London Marylebone, Leamington Spa, Stratford Upon Avon and Birmingham.



Tenure

By way of a new lease for a minimum three year term. The lease will be excluded from from the Landlord and Tenant Act 1954 security of tenure provisions.

Services

Mains electricity, water and drainage are connected to the property.

EPC B 47

Planning

Class E (Business) - Office

Rent

£20,000 (exclusive) per annum, payable quarterly in advance.



Rates

The rateable value for the current year is £13,750. This property qualifies for small business rates relief (subject to the status of the occupier).

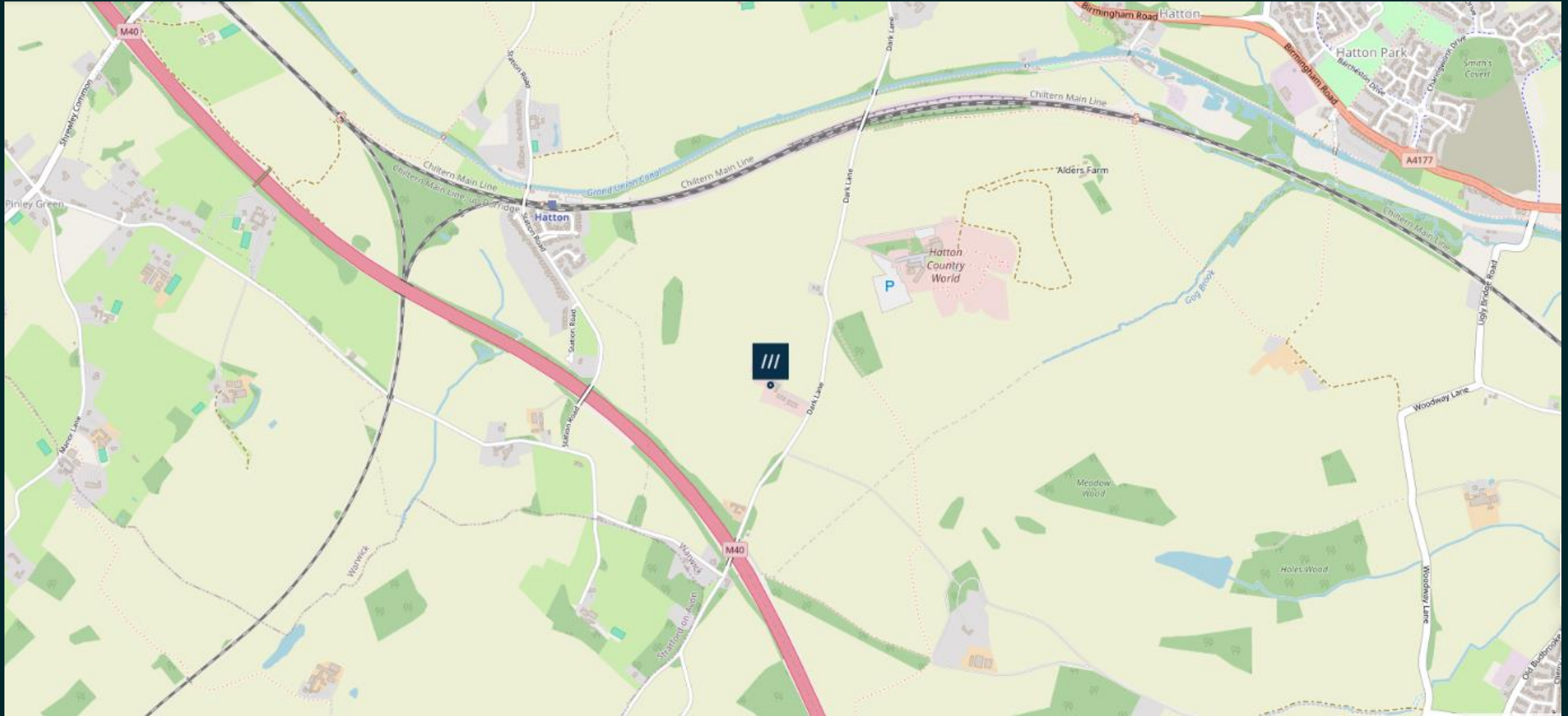
Legal Costs

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

Service Charge

A service charge is levied to cover communal maintenance, rubbish collection, postal collection, landscaping, communal lighting and upkeep of car parks and driveways. The service charge for the year end 24.09.24 is £3,501.30 plus VAT.





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