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commercial property experts

TO LET

Beautiful Barn Office Conversion

833 sq.ft (77 sq.m) GIA

The Stables, White Hall Farm, Leamington Road, Long Itchington, Southam, CV47 9PU

Accommodation

The Stables at White Hall Farm is a fine example of a beautiful and imaginative barn conversion to offices. Newly converted, the Grade II Listed office retains many of the barn's attractive original features including exposed stonework and timber beams. It is constructed from a mixture of stone and brick and surmounted by a slate roof.

Internally the property has been sympathetically renovated to include contemporary wooden panelling. Two large aluminium feature windows have been installed to the principle office area of the barn and allows plenty of light into what is a bright and open plan working area. Natural Limestone flooring have been laid, providing a classic and modern feel throughout.

Off the open plan office area there is a high quality kitchen with storage cupboards located in the adjacent hallway. At the far east side of the barn there are two WCs (one being DDA compliant) fitted to a high specification along with under stair storage.

At first floor level there is a gallery style meeting room/office area which has impressive views of the barn's woodwork.

LED lighting is installed throughout the property and heating is by way of a newly installed air source heat pump.

The accommodation benefits from a rear walled courtyard with parking for circa 8 vehicles (part covered), electric car charging point and a small patio area.

Ground floor Open Plan Office: 603 sq.ft (56.02 sq.m)

First Floor Office: 150 sq.ft (14 sq.m)

Kitchen and w.c facilities : 80 sq.ft (7.43 sq.m)

Location

White Hall Farm is located on the Leamington Road on the west side of Long Itchington.

The farm sits in a beautiful rural setting, close to the villages amenities.

7 miles east of Leamington Spa, 11 miles south west of Rugby, 12 miles south of Coventry and within 25 miles of Birmingham Airport and the NEC.



SAT NAV: CV47 9PU  **Croak.fiction.carbonate**

Logistics are excellent with junction 12 of the M40 being within 6 miles, the M1, M6 and M69 all being accessible and opening up the Midlands and National motorway networks.

Being within a short distance of the village centre, the office benefits from its amenities including the Co-Operative village shop and the many popular public houses Long Itchington has to offer.

Tenure

By way of a new lease for a term to be agreed, subject to a minimum of 3 years. The lease will be drawn on full repairing and insuring terms and will be excluded from the sections 24 – 28 (inclusive) of the Landlord & Tenant Act 1954.

Services

Mains electricity, water and drainage are connected.

Heating is by way of an air source heat pump.



EPC

To be assessed once building conversion is complete.

Planning

Class E (Office) Other uses within class E will be considered

Rent

£16,660 (exclusive) plus vat, per annum payable quarterly in advance.

Rates

The property is not currently on the rating list.

VAT

We are advised that VAT is applicable.



Legal Costs

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

Service Charge

A small estate service charge will be levied to contribute towards the external communal areas.

Video Tour

<https://vimeo.com/917857808?share=copy>





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