



School Road, Warwick, CV35 9NL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£2,000 P.A

First floor office located on a thriving area. Communal Kitchen and WC facilities are available first floor. A further suite is also available.

Location

Conveniently situated 5 miles east of Stratford upon Avon and 7 miles south of Warwick, Wellesbourne is a very ancient village which has grown rapidly in recent decades and now enjoys many of the benefits of a small town. In addition to three churches, a primary school, various sports clubs, inns and restaurants, Wellesbourne has its own medical centre and library.

Situated on the fringes of the Cotswolds, Wellesbourne has some of England's most beautiful countryside right on the doorstep. With access to the M40 from Junction 15 at Longbridge only 5 miles away and with the M42 motorway within easy reach, Wellesbourne is ideally located for commuting. Warwick Parkway railway station offers regular trains to London Marylebone and a range of local services to Birmingham and beyond, and Birmingham International Airport is less than half an hour's drive away

Viewing

To arrange a viewing please contact the commercial Team: 01789 387882

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will

require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

For further information please email commercial@sheldonbosleyknight.co.uk