

Office Unit 1
Manor Farm
Northend Road
Southam
CV47 2YY



ehB
Reeves

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Interested in
this property?

Contact

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Available To Let

- Single Storey Offices Within a Redevelopment of Traditional Stone Courtyard Farm Buildings
- Self Contained Suite of 616 sq.ft
- Quiet Rural Location on Edge of the Village
- Comprehensive Lighting and Heating Systems to all Accommodation
- CCTV and Intruder Alarms Installed on Site
- Excellent Car Parking Provisions on Site
- Oil Fired Underfloor Central Heating
- **PLEASE NOTE**: MANOR FARM ESTATE IS A **NO SMOKING** ESTATE

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 is identified on the attached map.

Fenny Compton is an attractive 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.

Description & Accommodation

The office accommodation is the result of 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 and some feature stonework, new concrete floors with under floor central heating, new carpets, hard tiling to entrance hallways, Category II lighting, well fitted WCs and kitchenette facilities where appropriate, 3-core perimeter trunking, power and telephone 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 development.

Access to the offices will be available 365 days a year at all times via the appropriate estate access road. The site is also fitted with a CCTV system and each unit will be fitted with intruder alarms.

Suite 1: 616 sq ft

Services

Water, electricity and drainage are connected to the offices. Heating is by way of an oil-fired under floor heating system. Broadband internet connection is available to the site.

Planning

Class E (Offices).

Tenure

The premises are offered on a flexible lease subject to a minimum term of three years. The accommodation will be held on full repairing and insuring terms. All leases will be excluded from Sections 24-28 (inclusive) of the Landlord and Tenant Act 1954.

Rent

£900 per calendar month plus VAT.

Rates

The rateable value for the current year is £7,900. Subject to occupier's status, entitled to 100% small business rates relief.

Service Charge

A service charge will be levied by the estate for the maintenance and upkeep of the common areas.

EPC

Not applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by prior appointment with ehB Reeves on 01926 888181.



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