

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET
SELF-CONTAINED HIGH SPECIFICATION
OFFICE UNIT
OF 1,156 SQ FT (107.4 SQ M)



Aerial View of Site



Picture of Unit 7

being
UNIT 7
THE BARFORD EXCHANGE
WELLESBOURNE ROAD
BARFORD
WARWICKSHIRE CV35 8DS

- ❖ **Recently constructed accommodation**
- ❖ **Rural location with excellent motorway network access**
- ❖ **Fully fitted to include; double glazing, carpeting,**
- ❖ **Air Conditioning**
- ❖ **Flexible lease term incorporating 3 yearly rent reviews**
- ❖ **EPC Rating C**

•

RENTAL £20,000 per annum + VAT

LOCATION:

The premises are situated within the recently constructed new office development on the A429 Wellesbourne Road, immediately south of the village of Barford. The village of Barford is some 2 miles south of Junction 15 of the M40 motorway. The site benefits from the recently completed Barford By-Pass which has considerably enhanced the prominence and connectivity of the site.

The site has been developed creating 2 blocks of offices comprising in total 9 units, each of two storey brick construction standing under pitched tiled roofs. Internally, the premises are fitted to a very high standard to include double glazing, carpeting, fitted kitchen and energy saving lighting. The unit has been fitted with air conditioning.



Externally, car parking is provided for 6 vehicles in the adjacent designated car parking spaces.

ACCOMMODATION:

The accommodation provides 1,156 sq ft over two floors.

TENURE:

The premises are offered upon lease for a term of years on Full Repairing and Insuring basis with rent reviews every 3 years and at an initial rental of £20,000 per annum plus VAT. In addition, there will be an annual service charge contribution which is believed to be approximately £1,500 + VAT towards the site maintenance and building repairs generally.

RATING ASSESSMENTS:

Rateable Value: £12,300

We would advise that all interested parties confirm the above figures with Warwick District Council - Business Rates Department 01926 412496.

LEGAL COSTS:

The ingoing tenant is to be responsible for the Landlord's legal costs incurred in the preparation of the Lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

RENTAL:

£20,000 per annum plus VAT.

VIEWING:

Strictly by appointment with the Agents

Shepherd Commercial 01564 778890.

Or via email to;

enquiries@shepcom.com

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

Shepherd Commercial for themselves and for the vendor/landlord of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The vendor/landlord does not make or give and neither Shepherd Commercial nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.