

# SHEPHERD COMMERCIAL

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**TO LET/MAY SELL  
FULLY REFURBISHED  
SELF-CONTAINED HIGH SPECIFICATION  
NEW OFFICE UNIT  
FROM 1,156 SQ FT TO 4,421 SQ FT**



Aerial View of Site



Picture of Unit 2

*being*

**UNIT 1, 2 & 3  
THE BARFORD EXCHANGE  
WELLESBOURNE ROAD  
BARFORD**

**WARWICKSHIRE CV35 8DS**

- ❖ Modern accommodation
- ❖ Fully refurbished, supplied in an as new condition
- ❖ Available as single unit or separate spaces
- ❖ Rural location with excellent motorway network access
- ❖ Fully fitted to include; double glazing, carpeting, and Air Conditioning
- ❖ Flexible lease term incorporating 3 yearly rent reviews

**RENTAL FROM £20,000 PER ANNUM + VAT**

**PURCHASE PRICE:**

Unit 1 £260,000 +VAT  
Unit 2 £260,000+ VAT  
Unit 3 £470,000+ 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 units have been fitted with air conditioning.



Externally, car parking is provided for 4 vehicles for units 1 and 2 each and 8 spaces for unit 3 in the adjacent designated car parking spaces.

***ACCOMMODATION:***

Unit 1 1156 sq ft

Unit 2 1156 sq ft

Unit 3 2109 sq ft

All units are interconnected, being currently fully refurbished and will be supplied in an as new condition.

***TENURE:***

The premises are offered upon lease for a term of 12 years on full repairing and insuring basis at an initial rental of £20,000 per annum plus VAT, for units 1 and 2 and £35,000 per annum plus VAT for unit 3. In addition, there will be an annual service charge contribution which is believed to be approximately £1,000 + VAT per unit towards the site maintenance and building repairs generally.

The offices are available as a single unit or as separate spaces.

***RATING ASSESSMENTS:***

The premises are due for a re assessment as they are currently assed as one property.

***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, for units 1 and 2 each

£35,000 per annum plus VAT for unit 3

***PURCHASE PRICE:***

Unit 1           £260,000

Unit 2           £260,000

Unit 3           £470,000

All the above are on 999 year ground leases.

***VIEWING:***

Strictly by appointment with the Agents- Shepherd Commercial 01564 778890.

**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.

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*Web Site:*

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