

TWO STOREY OFFICE

FOR LEASE
Two Storey Office
1,650 Sq.Ft.
(153.29 Sq.M.)
BROMWICH
ARDY
024 7630 8900
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PRECISION **STO**

UNIT 4 BARFORD EXCHANGE, WELLESBOURNE ROAD, BARFORD, CV35 8AQ

To Rent: £27,500 per annum

1,650 sq ft (153.29 sq m)

Description

The property is a mid-terrace, two storey office building of brick construction and all windows are double glazed. The building and grounds form part of a well-maintained, landscaped estate. There are 6 designated parking spaces to the front of the building.

Summary

- 6 parking spaces
- Carpeted throughout
- Kitchen and WC facilities
- Gas central heating
- New LED lighting and AC to be installed

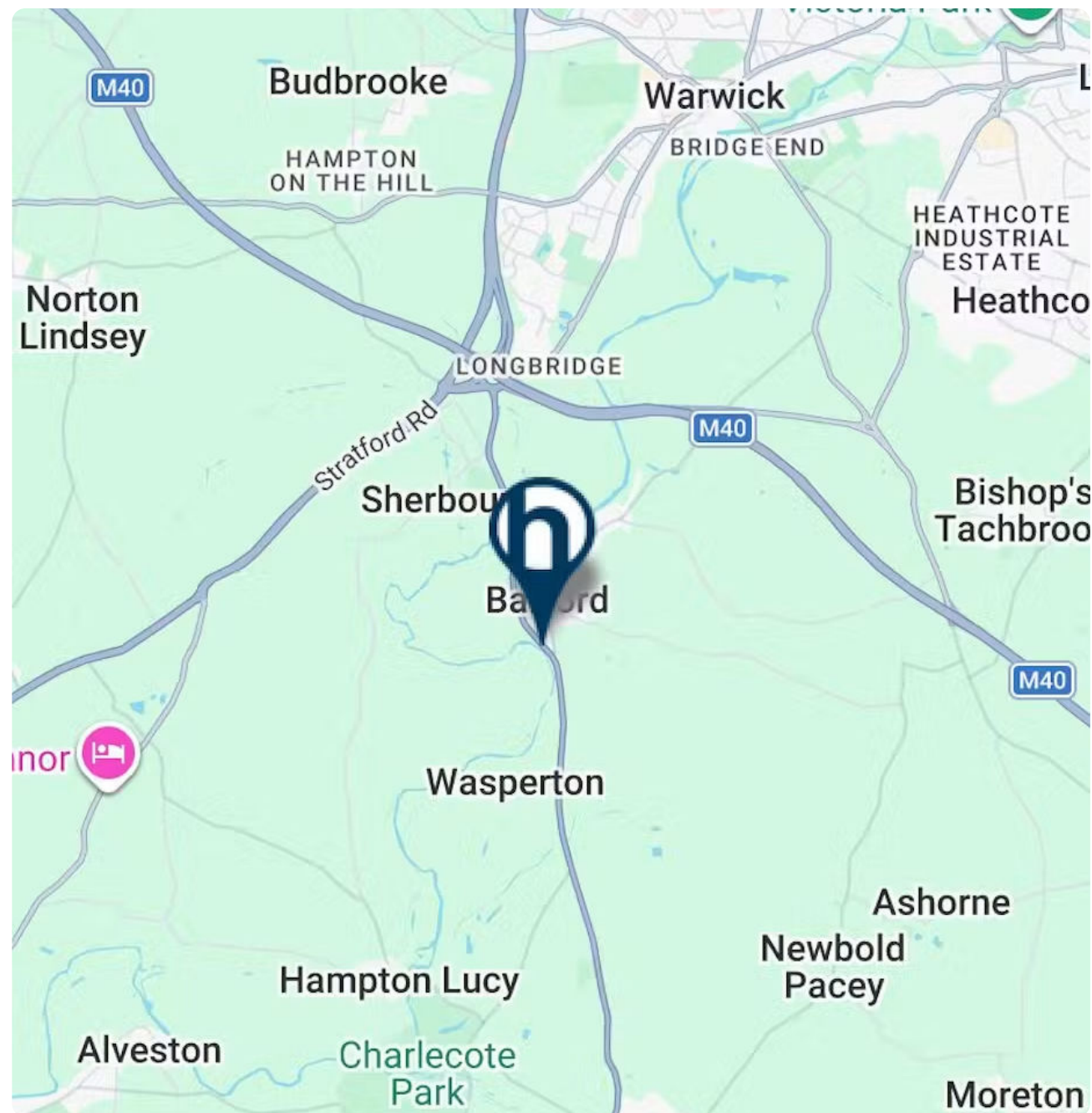


Location

The Barford Exchange is located just off Wellesbourne Road, behind the A429 on the southern edge of Barford. This provides good access to junction 15 of the M40 motorway, as well as Warwick and Leamington Spa to the north.

Connectivity

-  M40 J15 (1.6 miles)
-  A46 (2 miles)
-  Warwick (4.4 miles)



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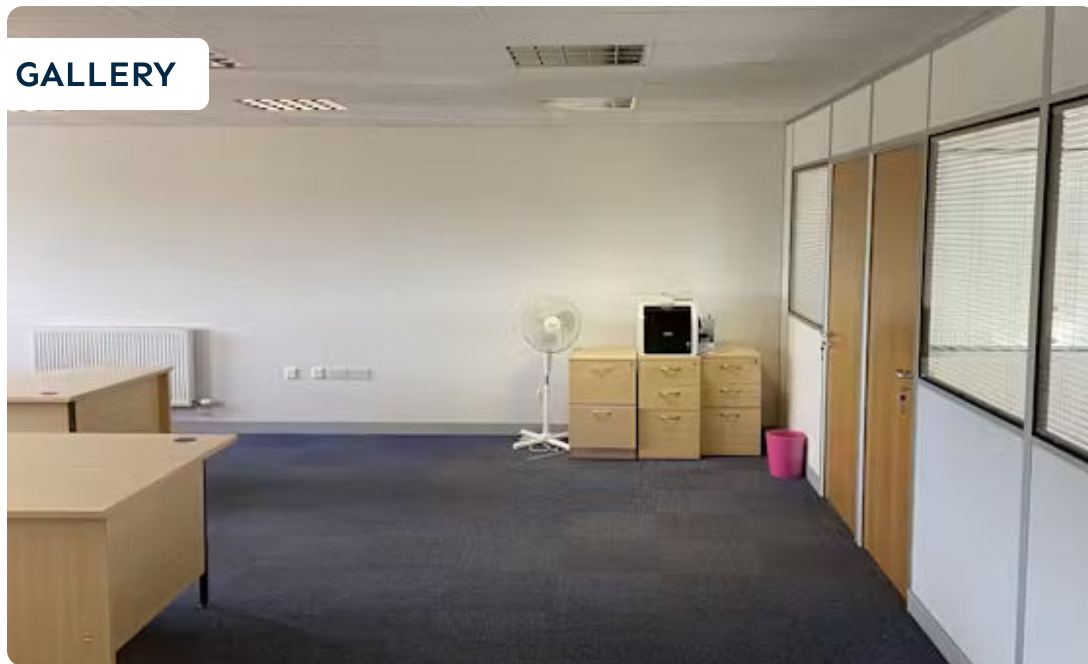
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GALLERY



GALLERY



ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	806	74.88	-	Available
1st	844	78.41	-	Available
Total	1,650	153.29		

TERMS

Available by way of a new lease on terms to be agreed.

RENT

£27,500 per annum

EPC

C (61)

VAT

Applicable

BUSINESS RATES

Rateable Value: £21,750
Rates Payable: £9,396 per annum
From April 2026

SERVICE CHARGE

£1,200 per annum
More information on request

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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