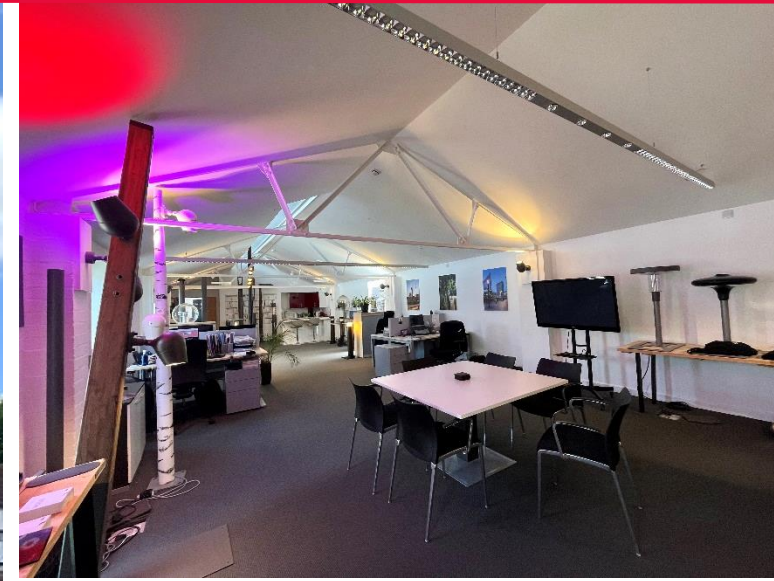


Highly Specified Ground Floor Class E Office Premises

The Dairy, Harwoods House, Banbury Road, Ashorne, CV33 9LA

Available For Lease – 1,395 sq ft



Sq Ft	Sq M	Current Use	Rent Per Annum Exclusive	Building Insurance Per Annum	Rateable Value	EPC
1,395	129.60	Class E	£22,860	£1,240.48	£16,500	D - 96

Location

The Dairy is situated in a highly prominent and landmark position at the junction of the B4100 Warwick to Banbury Road and the B4455 Fosse Way, half way between Warwick and Gaydon; close to the village of Ashorne in Warwickshire.

The property is conveniently just 2 miles from Junction 12 of the M40, 3 miles from Junction 15 of the M40, 3 miles from Gaydon, 4 miles from Leamington Spa, 6 miles from Warwick, 7 miles from Stratford upon Avon and 8 miles from Banbury.

Jaguar Land Rover and Aston Martin are both close by at Gaydon, with the Warwick Technology Park also accessible just off J14 of the M40. Coventry and Warwickshire are known for being at the forefront of technical innovation, creating and developing digital and transport technologies for the future.

Description

The Dairy, a single storey barn, was converted to highly specified offices in 2007. The property has underfloor heating with in-floor ducting for telecommunication connections, male and female WC's (including disabled facilities) and an open plan kitchenette. The buildings within an attractive landscaped setting, with 3 allocated car parking spaces and use of a further 4 spaces on a 'first come first served' basis.

Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Offices	1,395	129.60
Total		1,395	129.60

Terms & VAT

The premises are available by way of an assignment of the existing lease (expiring 23rd July 2027). The current passing rental is £22,860 per annum exclusive.

Alternatively the landlord may consider a surrender and grant of a new effective fully repairing and insuring lease, on terms to be agreed, subject to contract.

VAT will be payable in addition.

Building Insurance

The lessor insures the premises and recovers the relevant premium from the lessee annually in advance. The lessee will be responsible for organising their own contents insurance separately.

Business Rates

The Rateable Value is £16,500. This is not what you pay. Further information is available from White Commercial or via the local charging authority.

Services

Mains electricity, water and drainage are connected to the premises. None of these services have been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White



Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. August 2024.