

OFFICE FOR RENT



Lighthorne

Warwick, Warwickshire

United Kingdom

Monthly Rent

£21,024

Size	0 Sq M	Date Listed	01/10/2025
Year Built		Listing ID	GL-1641861430
Office Class			

Listed by: Lianza Services Group

For more information, visit:

<https://www.globallistings.com/6605164>

Overview

DescriptionThe American Barns is the result of an extensive and inspired conversion of unusual brick farm buildings. The original design was sympathetic to an American concept dating back to the end of the 19th Century, hence, the naming of the premises. The complex of intercommunicating areas provides high quality offices in a mixture of both cellular and open-plan office space with additional meeting rooms and a former catering grade kitchen with two extraction systems and plumbing. The available offices, suites A, B and C, are located at ground floor providing two suites which total 3,033 sq.ft but can be divided into two suites or taken as a whole. The smallest suite available is 1,168 sq.ft (108.3 sq.m) The office is centrally heated and fitted with carpets, a comprehensive Cat 5 network cable system, and a range of feature and functional lighting. There is ample car parking on site. **Location**Sitting in the heart of some of south Warwickshire's finest countryside, just to the south of the county town of Warwick, the American Barns are strategically placed a short distance due south of Warwick and Leamington Spa, on the B4100. Junctions 13 14 of the M40 are within 1 and 3 miles of the property, providing access to the national motorway network. **Key** Midlands venues such as the nec, National Agricultural Centre, and Birmingham International Airport are all within 20 miles. Warwick Parkway Railway Station and Leamington Railway Station are all within 8

miles of the American Barns. Coventry (Intercity) Railway station is approximately 10 miles away. Services Electricity and central heating are connected to the suite. Shared kitchen and WC facilities are provided. There is a 200MB fibre connection to the building; fibre accessibility is available subject to negotiation. Tenure Leasehold for a term to be agreed. The lease will be contracted out of the Landlord and Tenant Act 1954. Planning Offices under Class E. Rent £18 per sq.ft per annum plus VAT, to be paid quarterly in advance. Rates The rateable value for the whole for the current year is £30,500. Service Charge A service charge is levied this covers electricity consumption, heating, lighting, maintenance and decoration of common areas, buildings insurance, and other costs of a communal nature, including grounds maintenance. Legal Costs Each party will be responsible for their own legal costs associated with this transaction. EPCTbc Splendid Rural Offices From 1,168 sq.ft to 3,033 sq.ft Superb Rural Setting Within Close Proximity of Leamington Spa and Warwick Wonderful Character Features Ample On Site Parking Fibre Connection Available Flexible New Lease Very Close to M40 For more details and to contact:

Contact

Email

Phone