

**Hollyfarm Business Park
Honiley
Kenilworth
CV8 1NP**



**A WELL PRESENTED UNIT FORMING PART OF THE HOLLYFARM BUSINESS PARK OFFERING GOOD LEVELS OF ACCOMMODATION OVER TWO FLOORS AND HAVING A WORKSHOP/STORAGE AREA WITH FULL HEIGHT ROLLER SHUTTER DOOR.
THERE ARE THREE CAR PARKING SPACES DIRECTLY TO THE FRONT OF THE PROPERTY, HOWEVER AN ADVANTAGE OF THIS UNIT IS THE SUBSTANTIAL AMOUNT OF PARKING AVAILABLE OPPOSITE.**

TO LET: £35,000 PER ANNUM

DESCRIPTION

uPVC Double glazed front door gives access into

Reception having single panelled radiator, glazed door accessed into

Hallway with suspended ceiling, double panelled radiator

Office area 4.2m x 3.3m having double glazed window to front elevation

Office two 3.7m x 3m having suspended ceiling, window into hallway, wall mounted heater

Office three 3.73m x 2m having window into hallway and panelled radiator

Within the main hallway there is an understairs storage cupboard

Kitchen 3.1m x 2.9m having fitted units to comprise: two base units, built-in dishwasher, space for undercounter fridge, stainless steel 1 ½ bowls sink inset into work surface, tiled splashback, six wall mounted cupboards, laminate flooring, single panelled radiator

Two Female toilets each with low level flush W.C., and vanity wash hand basin

Gents toilet with low level flush W.C. and wall mounted wash hand basin, further

Gents toilet with wash hand basin and urinal.

Main workshop 7m x 6m having roller shutter doors to a height of approximately 5m, there is also a uPVC double glazed to front elevation, central heating boiler and suspended lighting

Further storage area 9.8m x 2.5m plus 3.3m x 2m beneath mezzanine, having light points to ceiling, from the workshop there is also a staircase to

Mezzanine office 5m x 4.2m having suspended ceiling, double panelled radiator and window down into workshop, door through to

Main office 7.1m x 5.8m having suspended ceiling, double panelled radiator, air conditioning unit

Further office 5.8m x 4.4m having two double glazed windows to front elevation, double panelled radiator, air conditioning unit

From the main office there is a second staircase down to the main reception hall.

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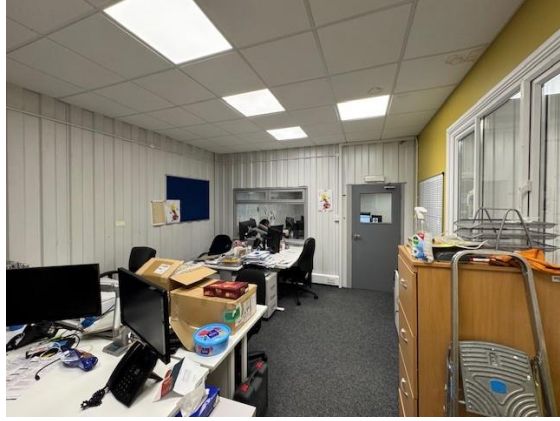
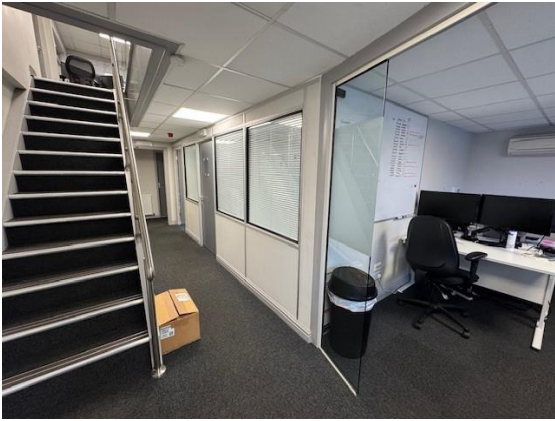


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General Information:

- Tenure:** The property is available on a leasehold basis. An assignment of the existing lease is sought, however, we have indication from the estate office that this can be extended further.
- Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.
- Heating:** Gas -fired central heating and air conditioning.
- Rates:** £4,700 for the ground floor and £9,200 for the first floor, totals £13,900.
- Legal Costs:** Each party will be responsible for their own legal fees.
- Viewing:** By prior arrangement with Hawkesford Commercial Department – 01926 438129
- Special Note** All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
- Photographs** Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124 or email surveys@hawkesford.co.uk

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny Rustage on 01926 438123 or email: sunny@hawkesford.co.uk

Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: lettings@hawkesford.co.uk

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

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