



Stoneleigh Abbey, Kenilworth, CV8 2LF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£441 (From)
DCM

- Characterful Office suites ranging from 442 Sq. Ft to 2,692 Sq. Ft
- Ample Car Parking on Site
- Rent £12 per sq ft
- Surrounded by Attractive Abbey Architecture and 690 Acres of Parkland
- Excellent access to A46 & M40 Junction 15

The impressive Stoneleigh Abbey is approached via a tree-lined driveway and is surrounded by spectacular grounds.

Within the Abbey grounds are the refurbished Mews buildings. The mews are split into eight suites. They can be taken individually, in combination or as a whole. Extensive on-site parking can be agreed by separate negotiation.

Location

Stoneleigh Abbey is situated 3.5 miles south of Coventry, 2 miles west of Kenilworth and 3 miles north of Leamington and Warwick. There is excellent access from the A46 to the M40 at J15. It also links to the M45, M6 and M1.

Accommodation

Suite G8 - Let
Suite G9 - 545 Sq. Ft
Suite G12 - 602 Sq Ft
Suite G13 - 699 Sq. Ft
Suite G16 - 442 Sq. Ft
Suite G17 - Let
Suite G20 - Let
Suite G37 - 404 Sq Ft
Total - 2,692 Sq. Ft

Rent

£12 per Sq. Ft plus outgoings

A service charge of £2.50+Vat per Sq. Ft is levied to cover the cost of maintenance of the exterior, communal areas and grounds.

Services

Mains water, electricity and drainage are connected to the property.

Telephone and Broadband facilities are understood to be available subject to the usual regulations and connection charges.

The offices are fitted with electric wall mounted heaters.

Business Rates

To be Reassessed

Legal costs, VAT & References

Each party will be responsible for their own legal costs incurred in the grant of a new lease.

References will be required.

Lease Terms

The premises are available on new internal repairing and insuring lease, excluded from the Landlord & Tenant Act 1954 for a minimum term of 3 years.

Interested Parties

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 commercialgroup@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars:

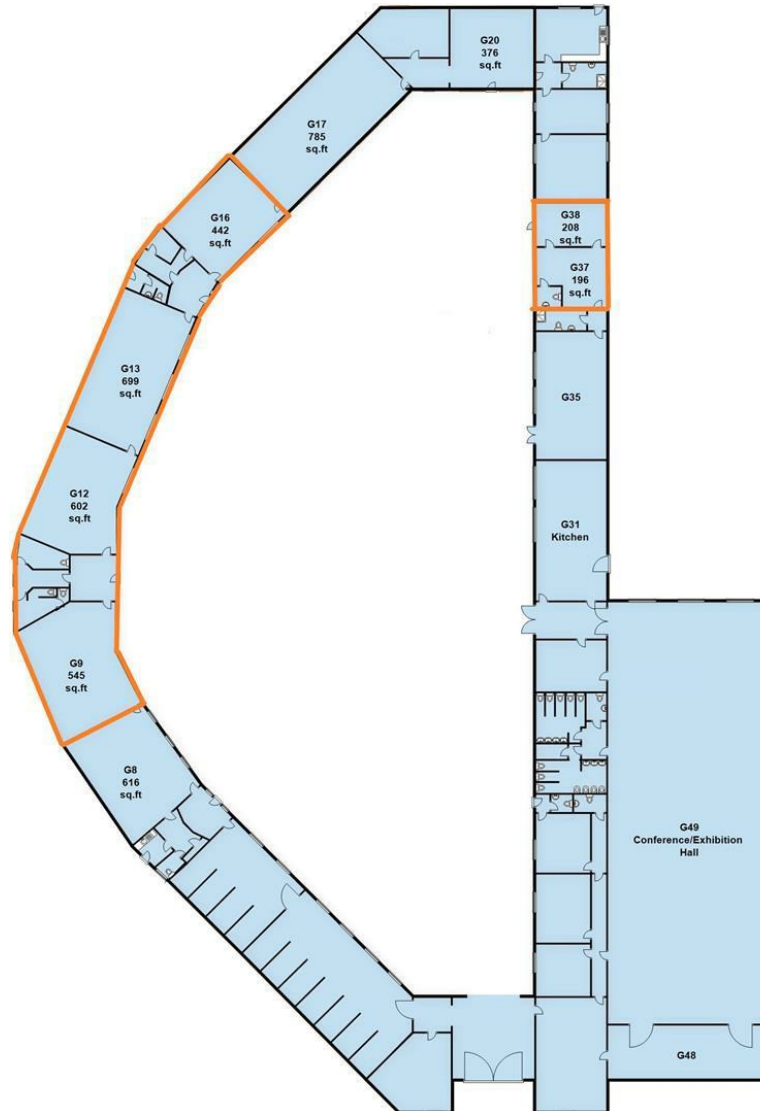
These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT:

The VAT position relating to the property may change without notice.



Plan



For further information please email commercial@sheldonbosleyknight.co.uk