

024 7655 5180



TO LET

Character Office Premises

Priory Gates Barn, Priory Hall, Wolston, Coventry CV8 3TA



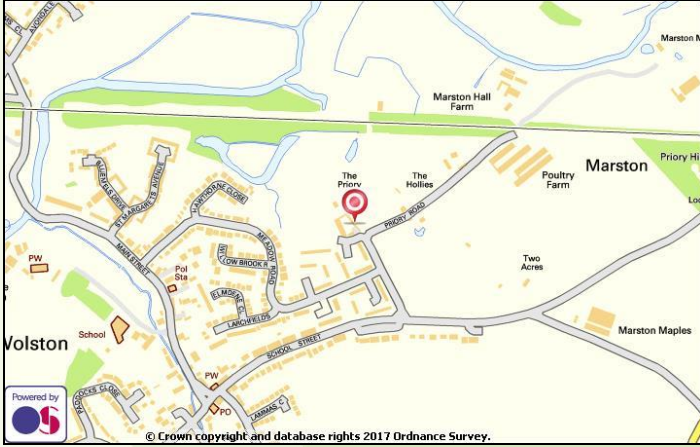
2,946 sq ft (273.68 sq m)

- Character conversion with exposed beams to part
- Located at entrance to Priory Hall
- On site parking

Location

Priory Gates Barn is located in Wolston approximately halfway between Coventry to the west and Rugby to the east. The A45 dual carriageway lies approximately 2 miles to the south and provides easy links to the Motorway network.

Wolston is a village of mainly residential nature with a few local shops.



Description

Priory Gates Barn is a detached building of part two and part one storey construction with brick elevations and pitched roofing. The first floor comprises open plan office space with exposed beams and timber floor, whilst the ground floor is to be refurbished to provide further office space, meeting rooms, etc.



There are separate male and female/disabled toilets on the ground floor, together with kitchen.

There is a parking area shared with the main Priory Hall.



Accommodation

Total: 2,946 sq ft (273.68 sq m)

Tenure

The premises are available by way of a new Full Repairing and Insuring Lease to run for a term to be agreed.

Rent/Service Charge

Upon application.

Rates

From information taken from the 2017 Valuation Office Non Domestic Rating List the property has a Rateable Value of £14,000.

Legal Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in this transaction.

Viewing

Strictly by appointment with the sole agent:

D&P HOLT LIMITED
HOLT COURT
16 WARWICK ROW
COVENTRY CV1 1EJ
TEL: 024 7655 5180 FAX: 024 7622 3434

Contact: NICK HOLT
Email: nick@holtcommercial.co.uk

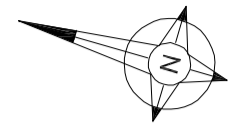
Energy Rating

EPC available upon request.

Important notice:

D&P Holt Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of D & P Holt Limited has any authority to make or give any representation or warranty whatever in relation to this property.



GENERAL NOTES

Site boundaries are taken from information provided by Ordnance Survey in addition to local dimensional survey information.

Drainage indicated is taken from information provided by others. All drainage to be ascertained.

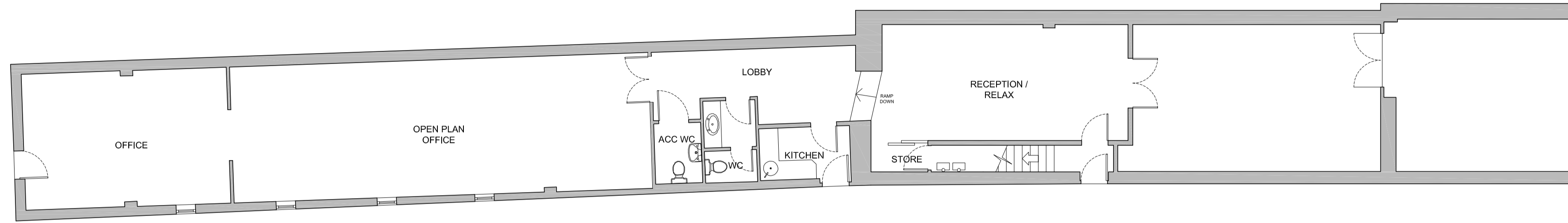
All setting out dimensions to be checked on site prior to the commencement of any works.

All dimensions are in millimetres and levels in metres unless specified otherwise. Any discrepancies are to be recorded and reported to the architect immediately.

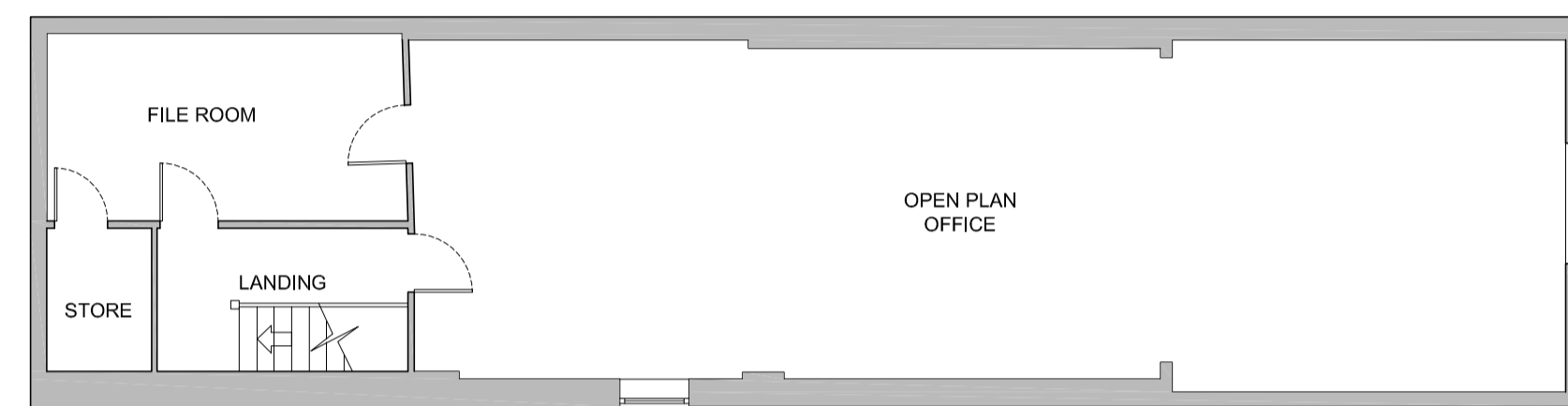
For construction purposes scaled dimensions cannot be relied upon, actual site dimensions to be taken prior to the order/manufacture of any materials.

All workmanship & materials to be to current British Standards.

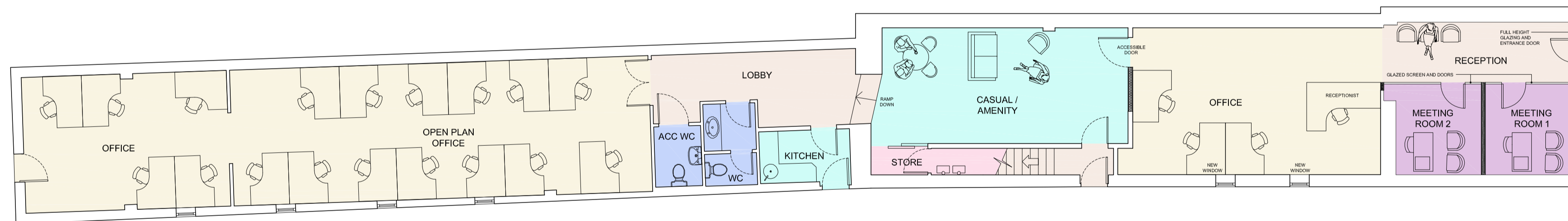
All services to be located & protected as necessary by the contractor prior to commencement of works.



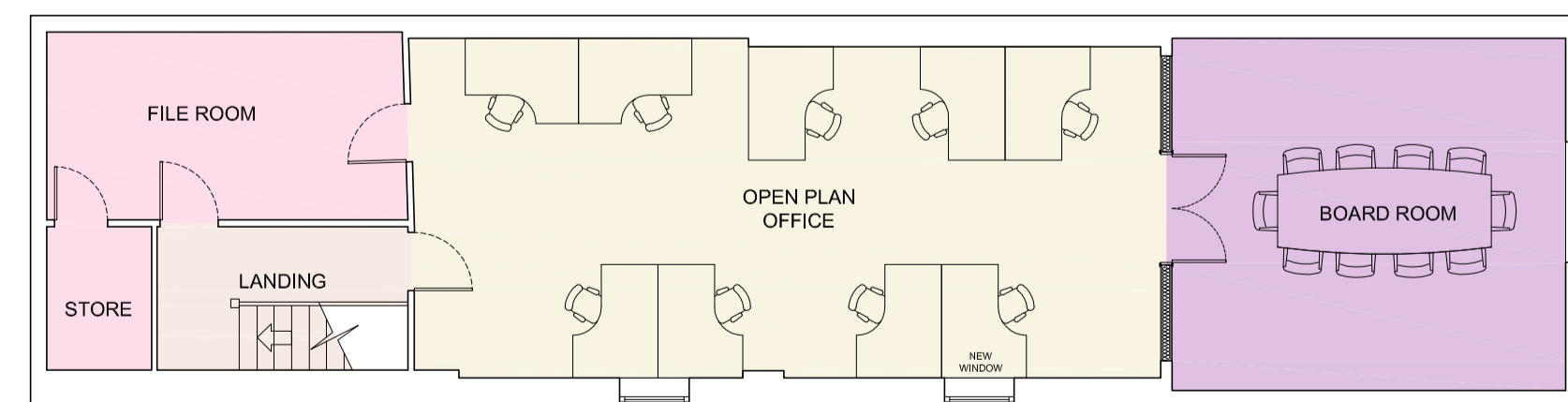
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED AREA SCHEDULE

	SQM	SQFT
GENERAL OFFICE	166.84	1795.86
MEETING ROOMS	43.14	464.36
RECEPTION	11.04	118.83
AMENITY	32.69	351.88
SANITARY	6.78	72.98
STORAGE	19.97	214.96
LOBBY & STAIRS	23.63	254.35

aplan
ARCHITECTURAL
DESIGN LIMITED

The Hall, Priory Hill, Rugby Road, Wolston,
Coventry, Warwickshire, CV8 3FZ
t:024 7693 7380 e:office@aplan.uk.com

David Hinde (Secland Group Ltd)
Priory Bams

Internal Alterations
Existing & Proposed Plan

scale 1:100 @A1 1:200 @A3 16.6540.GA.001
drawn MT checked date Dec 16

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