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commercial property experts

**To Let - £563pcm**

Conversion Office Suite

**423 sq.ft** (39.25 sq.m)

**Unit 8A, The Courtyard, Hatton Technology Park, Dark Lane, Hatton,  
Warwick CV35 8XB**

## Accommodation

The property is a two-storey, traditional brick and tiled office conversion. The building retains many of its original features including windows and has been renovated to a modern standard. The office has hard wood flooring and its red brick walls are prominent to its presentation.

The office benefits from three compartment cable trunking around the perimeter for data, telecoms and electric sockets, electric convection radiators and kitchenette facilities. There are communal WC facilities accessed from the first floor landing and on the ground floor.

Hatton Technology Park offices may choose to benefit from high speed uncontended internet, with each tenant choosing from services, including managed bandwidth, telephone solutions and online backup. Further information and costs available on application.

The office measures 423 sq.ft (39.25 sq.m).

There are parking spaces available for occupiers of this suite.

## Location

Hatton Technology Park is approached from a driveway leading off Dark Lane, approximately one mile from the Birmingham Road and a mile and half from Hatton Railway Station. Located on beautiful landscaped grounds in the rural heart of Hatton.

The Office is in an excellent location with easy access to the Birmingham Road which runs into Warwick, as well as the A4189 to Claverdon Village. The village offers a range of shops and amenities to the local population.

Hatton Railway Station is in close proximity, providing great links to London Marylebone, Leamington Spa, Stratford Upon Avon and Birmingham.

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Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Oliver Shelley 01926 888181**  
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## Tenure

By way of a new lease for a term no less than 18 months. The lease will be excluded from the Landlord and Tenant Act 1954 security of tenure provisions.

## Services

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

## EPC TBA

## Planning

Class E (Business) - Office

## Rent

£6,750 (exclusive) per annum, payable quarterly in advance.

## Rates

The rateable value for the current year is £4,850. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

## Legal Costs

Each party will be responsible for their legal costs associated with the transaction.

## Service Charge

A service charge is levied to cover communal maintenance, rubbish collection, postal collection, landscaping, communal lighting and upkeep of car parks and driveways.

Currently £1,575 plus VAT per annum

