# Hatton Estate Lettings

Superbly located offices
400sqft - 2,500sqft



## Contact us

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Warwickshire, CV35 7LD
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Lettings@hattonworld.com
www.hattonlettings.co.uk

## Technology Park Lettings



# About Us

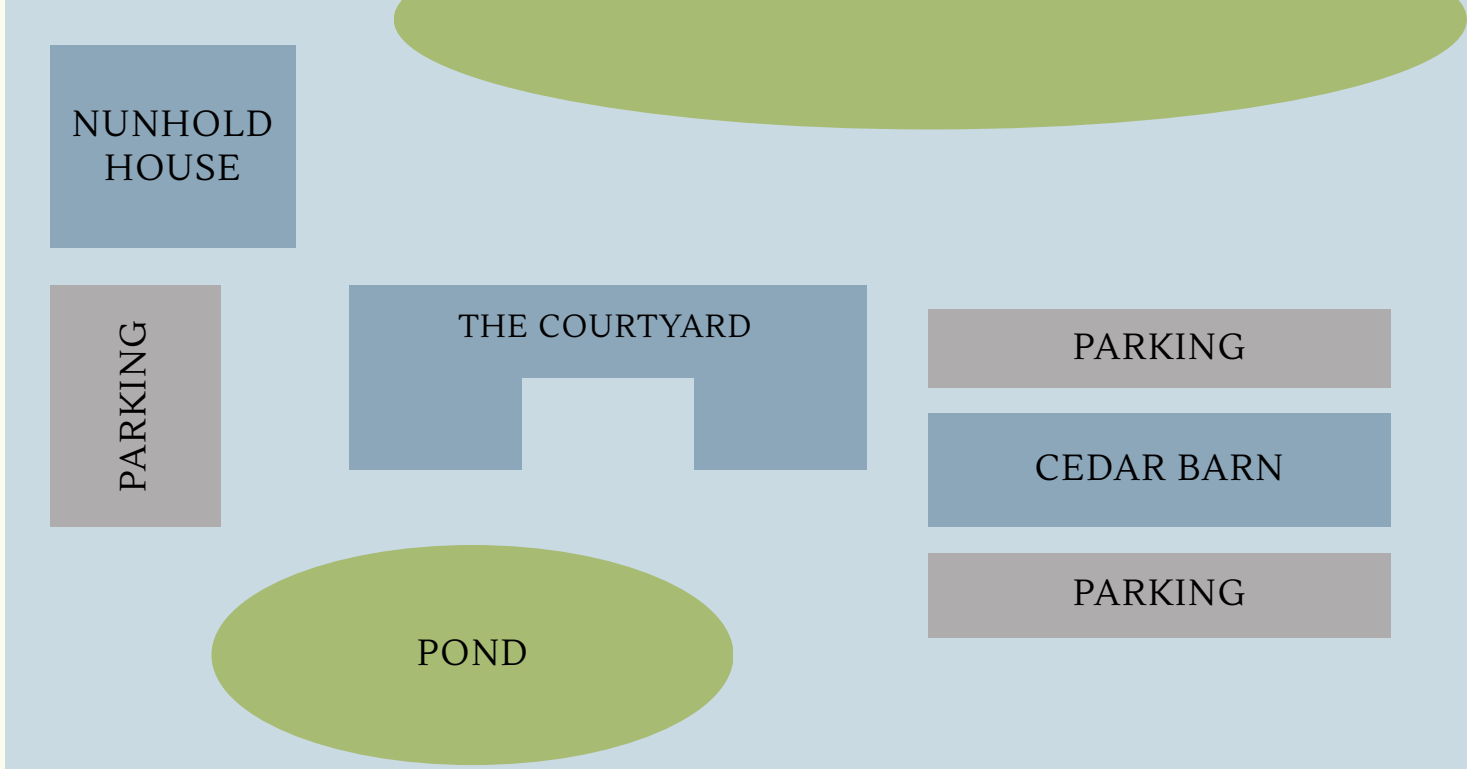
History

Owned by the Arkwright family descendants of Sir Richard Arkwright, pioneer of the Industrial Revolution Hatton Technology Park brings innovation full circle.

Now, The Family is using cutting-edge tech to bring businesses back to the countryside, tackling rural connectivity with high-speed internet and attracting strong interest from future occupiers.

Location

Located off the A4177 Solihull to Warwick road. 7 minutes off the Midlands Motorway network (Junction 15 M40, M42 & M1) and Warwick Parkway, with it's frequent train service to London and Birmingham; 20 minutes from Birmingham Airport and the NEC.








## Service Charge

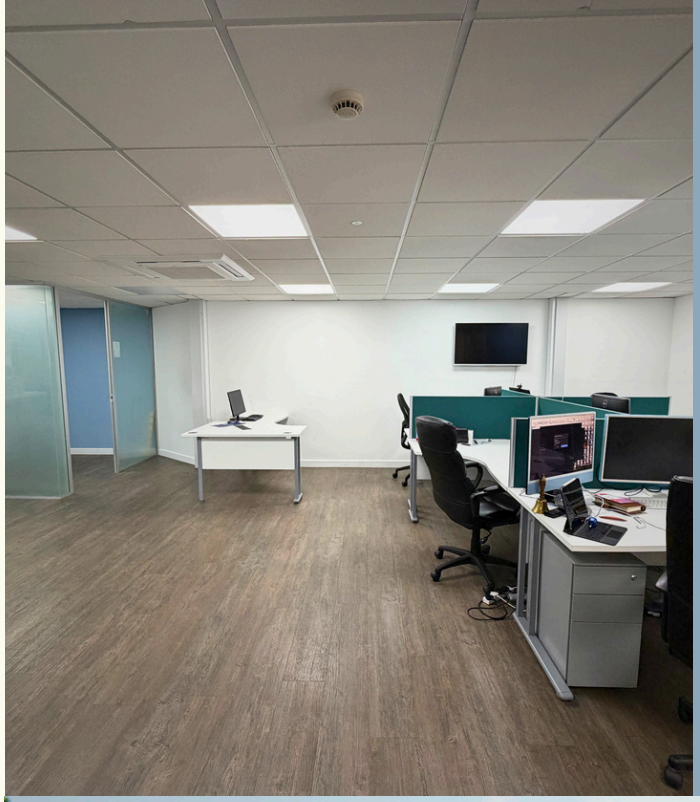
Covers building repairs, insurance, communal area upkeep, rubbish and postal collection, landscaping, lighting, car parks, and driveways.

## Rates

Payable to Warwick District Council. Small business rate relief may apply, potential full relief if RV is £12,000 or under.

## Viewings

Contact Property Manager on 01926 844326 or email: lettings@hattonworld.com
These details are for guidance only and do not form part of any contract.



# Suite 2 Cedar Barn

## Description

A well-presented first floor office suite comprising a main reception area and three separate rooms. 983sqft, ideal for a small business or consultancy needing a mix of private and collaborative space in a quiet countryside setting.

## Charges

- Rent £17,250 per annum plus VAT
- Service Charge £2,475 per annum plus VAT
- Water £300 per annum





## Service Charge

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# Unit 9B

## Description

A well-presented first floor office suite. 400sqsqft, ideal for a small business or consultancy needing a mix of private and collaborative space in a quiet countryside setting.

## Charges

- Rent £7,000 per annum plus VAT
- Service Charge £1,000 per annum plus VAT
- Water £POA per annum





## Service Charge

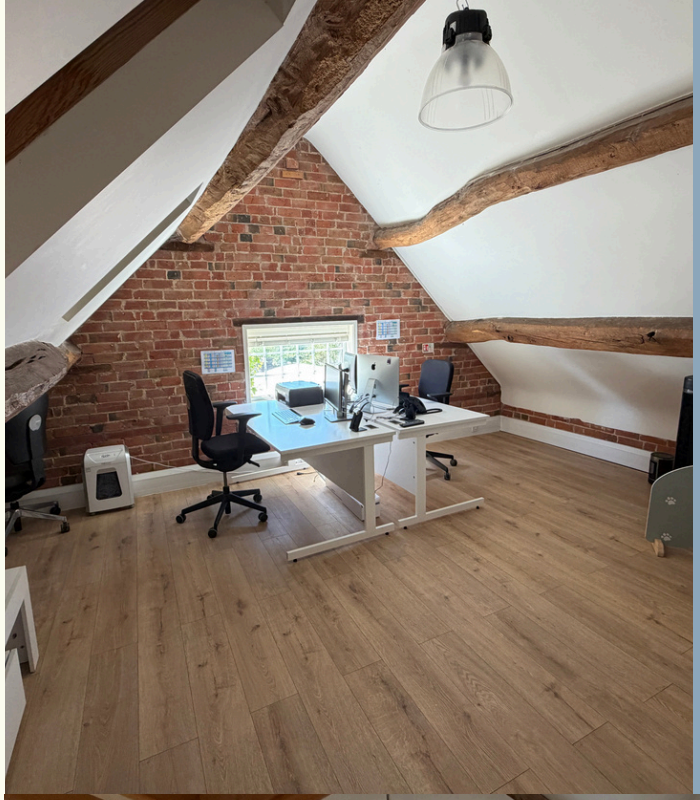
Covers building repairs, insurance, communal area upkeep, rubbish and postal collection, landscaping, lighting, car parks, and driveways.

## Rates

Payable to Warwick District Council. Small business rate relief may apply, potential full relief if RV is £12,000 or under.

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# Canary Loft

## Description

A well-presented 2,100sq ft first floor office suite located at Hatton Country World. Private toilets and kitchenette. Can be split into smaller units of around 1,000sqft

## Charges

- Rent £35,765 per annum plus VAT
- Service Charge £5,285 per annum plus VAT
- Water £POA per annum

