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DATA ROOM

TO LET



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SHERBOURNE FARM, STRATFORD ROAD, WARWICK, CV35 8AD

To Rent: £25,000 per annum 1,380 sq ft (128.21 sq m)

Description

The studio comprises a unique collection of high-quality commercial studio accommodation situated within the attractive rural setting of Sherbourne Farm. The property has been converted to provide characterful workspace that combines original agricultural features with modern business functionality, creating an inspiring environment for occupiers seeking distinctive premises.

The accommodation offers flexible studio space suitable for a variety of uses including creative industries, professional services, design, consultancy and wellness-based businesses. Occupiers benefit from a peaceful countryside setting whilst maintaining excellent connectivity to Coventry city centre, Warwickshire and the wider Midlands motorway network.

The development provides a rare opportunity to secure business accommodation within an established rural commercial location, benefiting from ample on-site parking, attractive surroundings and a unique working environment that sets it apart from conventional office or industrial space.





Summary

- Professional film and photography studio space
- Flexible shooting areas with adaptable layouts
- Suitable for commercial, editorial and creative productions
- Easy access and loading facilities
- High ceilings and industrial character

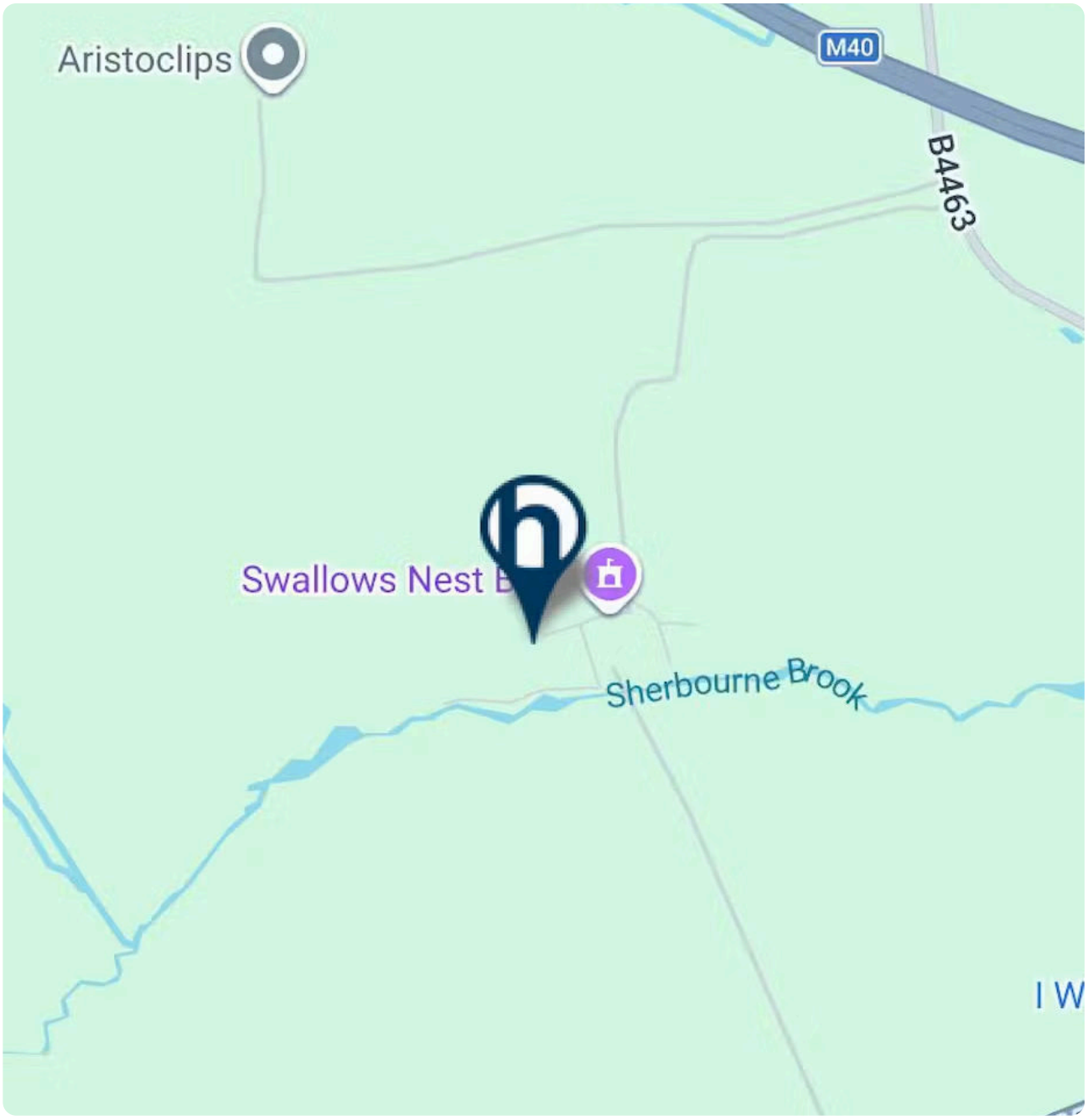
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Location

The studio is situated in an attractive rural location within Warwickshire, benefitting from a peaceful countryside setting whilst remaining readily accessible to the region's principal commercial centres. The property enjoys convenient access to the strategic road network, providing excellent connectivity to Coventry, Warwick, Leamington Spa, Rugby and the wider Midlands.



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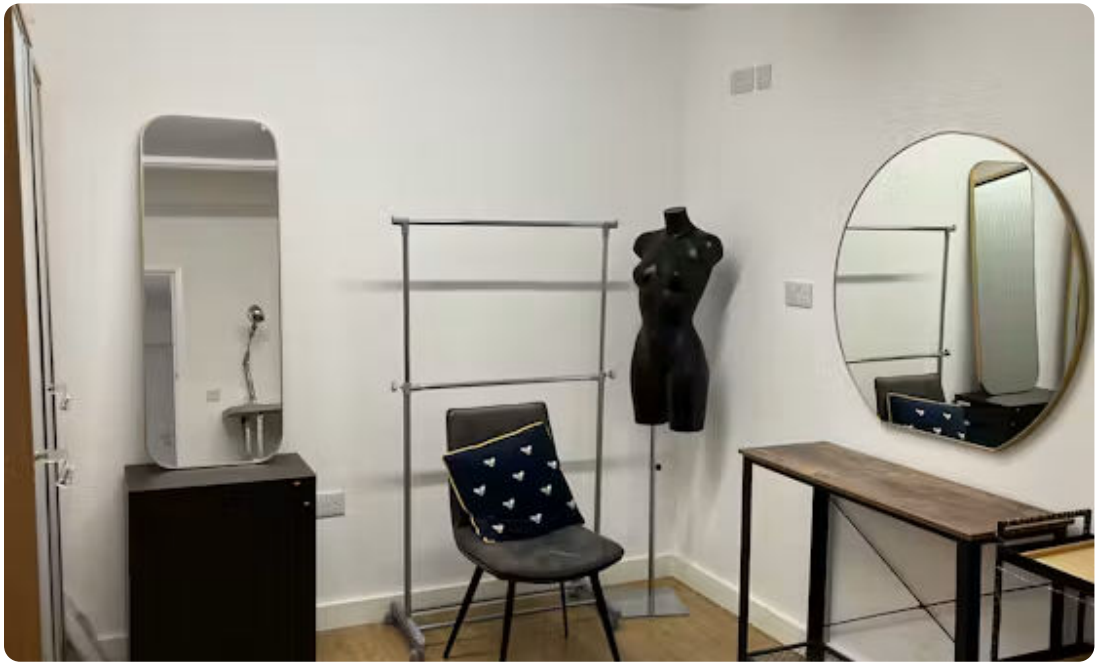
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GALLERY









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TERMS

Terms to be agreed

RENT

£25,000 per annum

BUSINESS RATES

Rateable Value: £12,000

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



Rob Lord
07385 663 147
rob.lord@bromwichhardy.com

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