

TO LET

HIGH QUALITY OFFICES

The Hall, Priory Hill, Wolston, Warwickshire CV8 3FZ



500 - 1,200 SQ FT (46.45 - 111.48 SQ M)

- Impressive Rural Location
- Set in 8.52 Acres
- Extensive Car Parking
- Easy access to A45

Location

The Hall is located on the outskirts of Wolston, a relatively large village between Coventry (4 miles) to the west and Rugby (5 miles) to the east. Being located on Rugby Road, 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.

The Hall is set in extensive grounds of 8.52 acres and provides excellent on site car parking.

Description

The offices form part of The Hall, a converted Edwardian house providing a number of serviced offices, with manned reception desk for greeting visitors. Meeting rooms are also available subject to booking.

The offices benefit from LED lighting, oil fired central heating and shared kitchen facilities.

Externally there are communal seating areas. Parking is provided to the front and rear of the property.

Accommodation

500 - 1,200 sq ft (46.45 - 111.48 sq m)

Rent

An all-inclusive rent is charged to incorporate rent, rates, services and broadband. Further details upon request.

Tenure

The offices are available by way of a new Licence for a term to be agreed.

Energy Rating

C55. EPC available upon request.

Legal Costs

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

Viewing

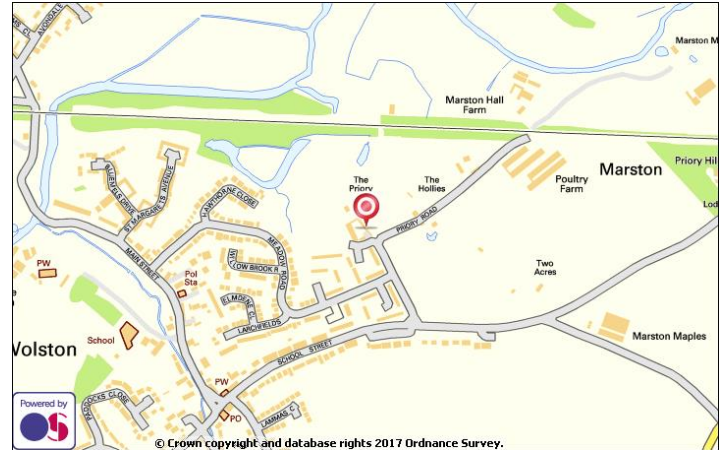
Strictly by appointment with the sole agent:

HOLT COMMERCIAL

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