

**TO LET**

## **CHARACTER OFFICE PREMISES**

**Priory Gates Barn, The Priory, Wolston, Coventry CV8 3FX**



**1,200 - 3,400 SQ FT (111.48 – 315.86 SQ M)**

- Character conversion with exposed beams to part
- Located at entrance to The Priory
- Ample on site parking
- Rural location
- Easy access to A45



## 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.

The Priory is an established serviced office centre in the attractive village of Wolston.

## Description

Priory Gates Barn is a detached building of part two and part single storey construction with brick elevations and pitched roofing. The available space may be taken separately or as a whole.

Office 1 - Located in the single storey section of the property, the offices are principally open plan with a small meeting room.

Office 2 - The first floor comprises open plan office and meeting room space with exposed beams and timber floor, whilst on the ground floor there are kitchen facilities and storage/workshop space which may also be converted to further office space.

Male and female/disabled toilets are on the ground floor, together with kitchen.

There is a parking area shared with The Priory.

## Accommodation

Office 1:	1,200 sq ft	111.48 sq m
Office 2:	2,200 sq ft	204.38 sq m

## Rent/Service Charge

An all-inclusive rent to incorporate rent, rates and service charge. Details upon application.

## Tenure

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

### Important Notice:

Holt Commercial 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 Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Energy Rating

D84. EPC available upon request.

## Legal Costs

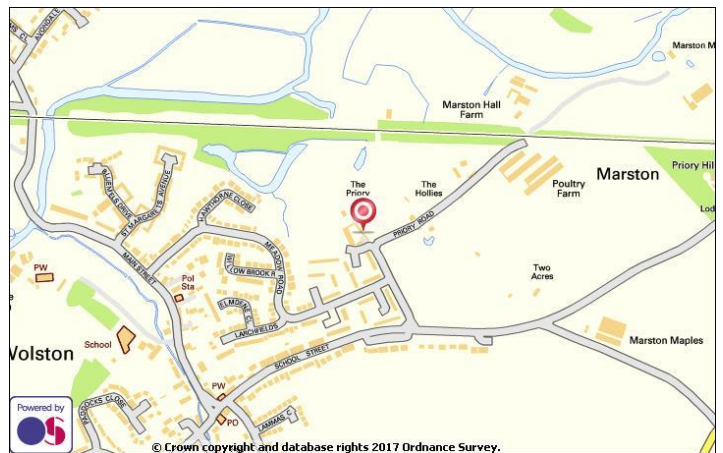
The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in this transaction.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**NICK HOLT**

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