



**GODFREY-PAYTON**  
CHARTERED SURVEYORS

## **AVAILABLE TO LET**

### **THE STUDIO, COTTAGE FARM, OLD MILVERTON Nr LEAMINGTON SPA CV32 6SA**



An superb opportunity to let an attractive open-plan offices  
in a very pleasant rural location  
providing approx 545sq ft (50.6m<sup>2</sup>)

**RENT : £799 per calendar month**

[www.godfrey-payton.co.uk](http://www.godfrey-payton.co.uk)

25 High Street, Warwick CV34 4BB

**rightmove**



Particulars of  
**THE STUDIO, COTTAGE FARM, OLD MILVERTON**

**SITUATION & DESCRIPTION:**

The small village of Old Milverton is approximately 2½ miles from Warwick and Leamington Spa Town Centre facilities and the Studio is to the rear of Cottage Farmhouse which is situated in a no-through road leading to Old Milverton Church. The property enjoys views across open farmland and there is a shared car parking area with ample space for three/four vehicles.

The brick and slate barn was originally an outbuilding to the farmhouse but now provides open-plan office accommodation with cupboards and a vaulted ceiling providing light, airy and spacious accommodation. There is a light wood strip floor and a loft ladder provides access to a small mezzanine storage area.

The approximate overall dimensions of the building internally are 23'8" x 23' which includes the small **Kitchenette** and **Cloakroom** having w.c. and wash hand basin. It also includes another out building suited for storage or a separate office.

Heating is by electric night storage heaters and an electric heater for the hot water supply.

**SERVICES:**

Mains water, electricity and drainage are understood to be connected.

We are informed by BT that ADSL broadband is available in Old Milverton but prospective tenants should satisfy themselves in this respect.

**RATEABLE VALUE:**

The property has been assessed at £6,000  
Which commenced on 1<sup>st</sup> April 2023.  
Small Business Rate relief may apply to this Property but prospective tenants are advised to make their own enquires with the rating authority (Warwick District Council).

**LEASE TERMS:**

Flexible lease terms by negotiation.

**RENT:**

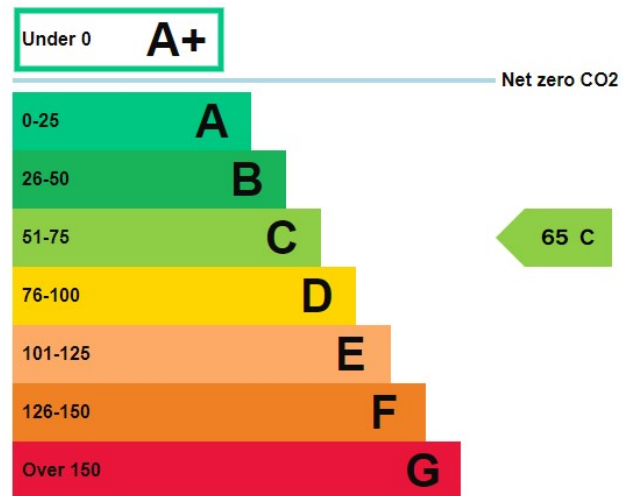
Rent payable is £9,588 per annum payable monthly in advance.  
References will be required and a deposit equal to one month's rent will be payable.

**VIEWING:**

By appointment through the Agents:  
**Godfrey-Payton**  
**25 High Street, Warwick CV34 4BB**  
**Tel: 01926 492511**  
[warwick@godfrey-payton.co.uk](mailto:warwick@godfrey-payton.co.uk)

**Energy rating and score**

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.  
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.  
3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further.