

TO LET

The Old Barn

Barford Road • Sherbourne
CV35 8AA

- Modern offices set within converted barn withing rural surroundings
- Excellent location, just off J15, M40
- Available immediately on new lease
- Ample on-site Parking provision
- Accommodation Available:

3,270 sq ft (303.8 sqm)

Rent £40,000 p.a.x



Location

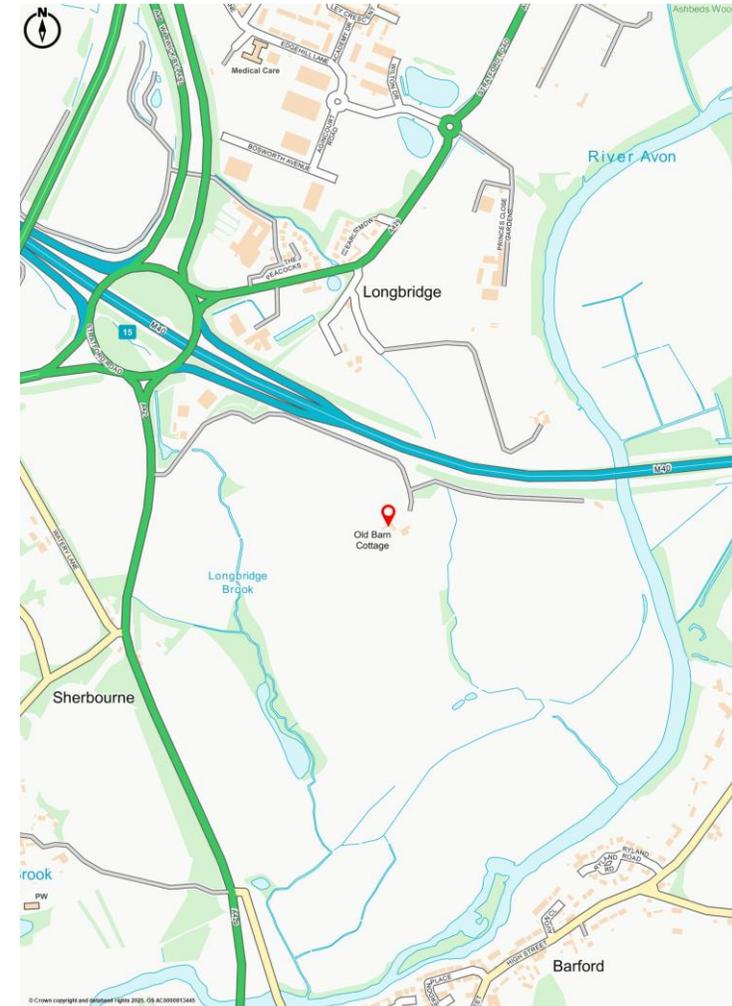
The Old Barn occupies a highly accessible yet attractive rural setting on Barford Road, Sherbourne, positioned just minutes from Junction 14 of the M40 motorway. This strategic location provides excellent connectivity to the Midlands and South East, with Warwick, Leamington Spa, Banbury, Oxford and Birmingham all within straightforward commuting distance.

The M40 provides direct access to Birmingham (circa 30 minutes) and Central London (circa 90 minutes), while Warwick Parkway and Leamington Spa railway stations offer regular mainline services to London Marylebone, enhancing accessibility for staff and visiting clients alike.

Despite its countryside setting, the property is well served by a range of local amenities. A variety of retail, leisure and professional services are available in Warwick Town Centre, with additional facilities located in the village of Wellesbourne (approximately 4 miles). The Hilton Hotel, located within approximately three-quarters of a mile, together with Sherbourne Park, provides convenient meeting, conference and hospitality facilities, adding flexibility for occupiers hosting clients or corporate events.

Everyday amenities are also close at hand, with Chase Meadow Neighbourhood Shopping Centre situated within 2 miles, offering a One Stop convenience store and day nursery, supporting both daily business needs and work-life balance for employees.

The surrounding area benefits from a strong and diverse employment base drawn from Warwick, Leamington Spa, Stratford-upon-Avon and Banbury, with a skilled local workforce supported by established commercial, professional and technology sectors. Combined with its distinctive barn conversion setting, excellent transport links and accessible amenities, The Old Barn offers an appealing and practical location for modern office occupiers.





Description

The property is accessed from the A429, just prior to Junction 15 of the M40 motorway. From the A429, follow the route identified as National Cycle Route 41 (as shown on Google Maps), passing the National Highways Longbridge Depot on the left-hand side. The property is then accessed via a private track on the right, leading directly to the office building and the dedicated on-site car parking area.

The property comprises a detached, L-shaped converted barn, arranged over part two-storey and part single-storey accommodation, providing high-quality and characterful office space. The building has been comprehensively converted to create modern, flexible office accommodation, suitable for a range of occupiers.

A detailed breakdown of the internal layout and room sizes is provided on the floor plan at the end of these marketing details.

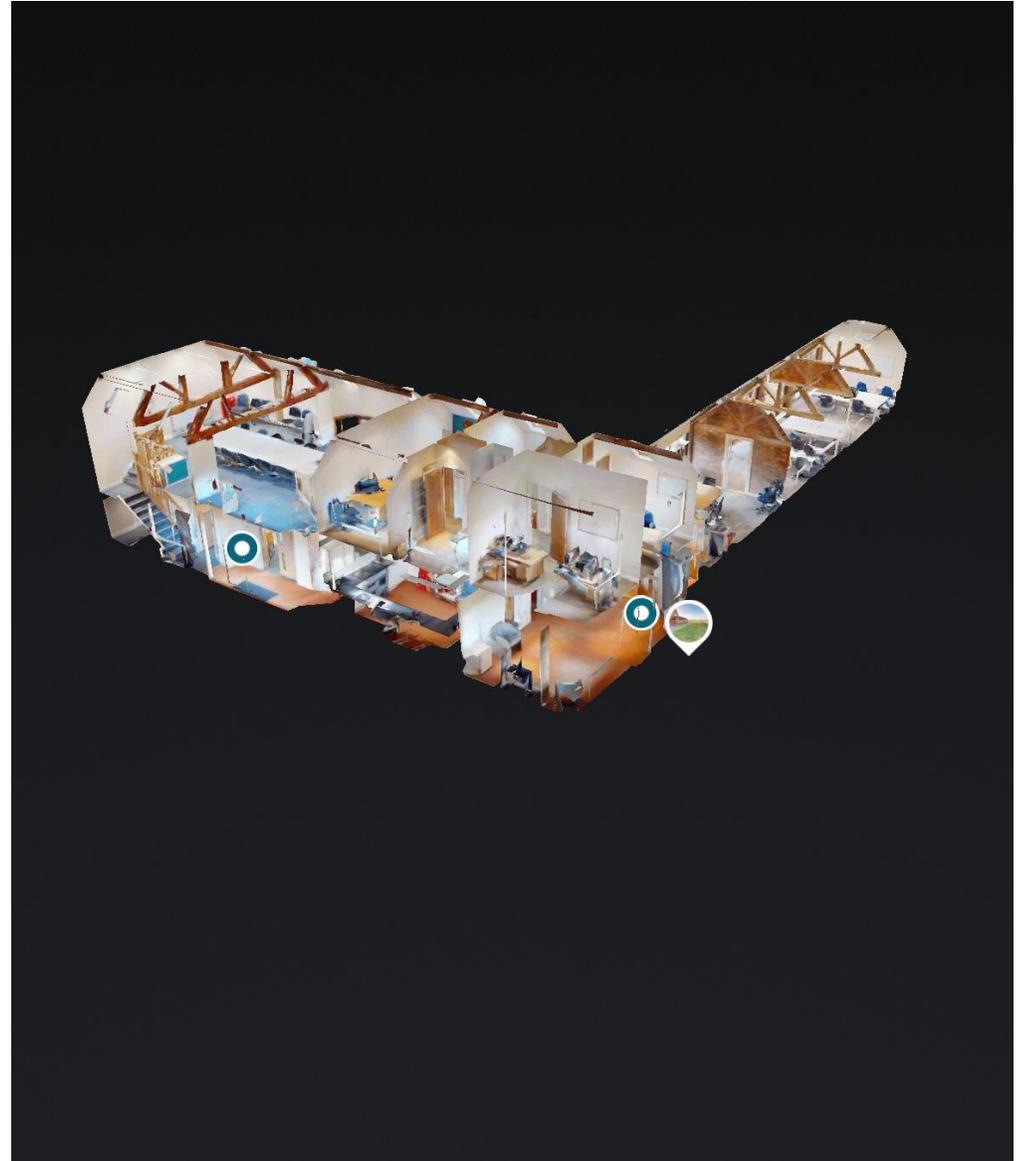
Internally, the accommodation has been finished to a contemporary specification, successfully blending modern office requirements with retained character features, including exposed timber roof trusses and attractive brickwork, creating an appealing working environment.

Heating is provided via an oil-fired system, with air conditioning (heating and cooling) installed to the single-storey element of the building, offering additional comfort and flexibility for occupiers.

Externally, the property benefits from ample on-site car parking, together with external areas suitable for breakout space and staff recreation, enhancing staff wellbeing and the overall occupier experience.

A virtual tour of the property is available via the link below, allowing interested parties to explore the accommodation remotely.

<https://my.matterport.com/show/?m=eMm1DTvfzrt>





Services

We understand that all mains water, electricity and drainage services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Heating is by way of an oil-fired system with air conditioning heating and cooling to part

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Office Use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

C 69- A copy can be made available upon request.

Business Rates

Rateable Value:	£26,250 (2026 List)
Rates Payable:	£13,098.75

Lease Term

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£40,000 Per annum exclusive of VAT, Business Rates and all other outgoings, payable quarterly in advance.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700

E Jon@wareing.co



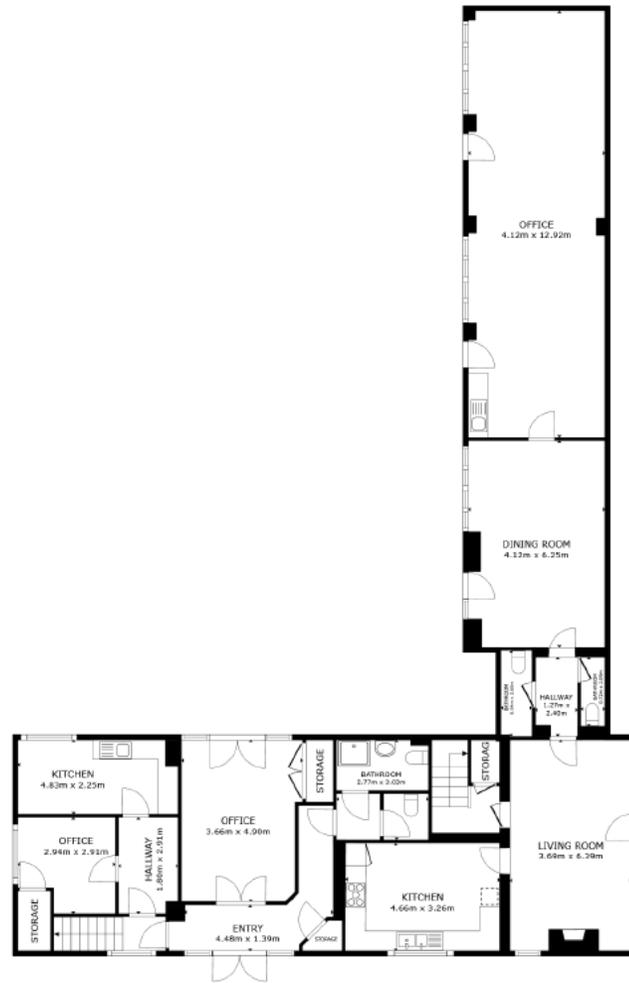
Wareing & Company

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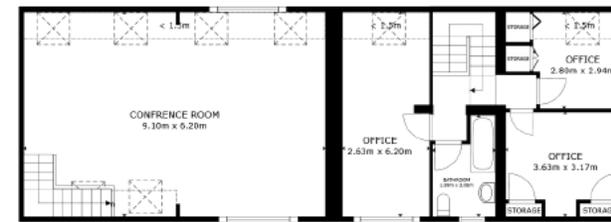
www.wareing.co







FLOOR 1



FLOOR 2