



The Old Barn, Hurley Hall Barns, Atherstone, Warwickshire, CV9 2HT

SUPERB RURAL OFFICES WITH EXCELLENT MOTORWAY ACCESS

Summary

Tenure	To Let
Available Size	966 sq ft / 89.74 sq m
Rent	£14,000 per annum
Rateable Value	£11,000 (1st April 2026)
EPC Rating	B (28)

Key Points

- Within easy reach of the A5, M42 and M6
- Two floors and reception area
- Set within an established business park in a delightful rural location
- Inclusive parking

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Location

The Old Barn is located on the edge of the north Warwickshire village of Hurley and approximately 4.5 miles to the south east of Atherstone. The location provides an alternative to the regions urban office parks, but still within easy reach of the regional and national road networks including the A5 to the north, M42 to the north west and the M6 to the south. In addition, there is a large commercial presence at the nearby Birch Coppice Business Park immediately to the north.

Description

The property comprises a grade II listed barn set behind Hurley Hall that has been tastefully renovated to provide quality self-contained office accommodation. The building has two floors and provides a reception area, three break out office rooms and a lobby with WC and kitchen facilities. The property benefits from good parking, mains electricity and water, gas central heating, fibre broadband and exposed beams. The property is one of a series of barn conversions that form the charming Hurley Hall Barns Business Park.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	557	51.75
First Floor	439	40.78
Total	996	92.53

Service Charge

The Landlord will reserve the right to recoup the cost of external maintenance and estate management via a service charge. The service charge for the current year is approximately £320 per quarter plus VAT. The Tenant will also reimburse the Landlord the cost of insuring the premises, currently £83.28 per annum.

Tenure/Lease Terms

The premises are available to let on a new Internal Repairing and Insuring Lease for a term of years to be agreed.

Planning

Holt Commercial are advised that the property benefits from Use Class E. Interest is sought from all potential uses and consideration will be given to offers requiring alternative permissions.

Rent

£14,000 pa exclusive. Payable monthly or quarterly in advance.

VAT

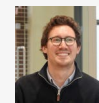
Holt Commercial understands that VAT will be payable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease.



Viewing & Further Information



Edward Jenkinson

024 7655 5180 | 07935 317329

ed@holtcommercial.co.uk