

**LAST THREE SUITES REMAINING**

**ehB**  
**Reeves**  
commercial property experts

## To Let

Office Suites To Let In Impressive  
Victorian Grange

**161 - 431 sq.ft** (15 - 40 sq.m)

**Holly Grange, Holly Lane, Balsall Common, Coventry, West Midlands, CV7 7EB**

## Accommodation

The office accommodation is situated within an impressive large Victorian house which has been converted to provide

self contained office suites arranged over three floors in individual sizes from 161 sq ft to 431 sq ft.

The office suites all share kitchen and WC facilities, located on ground, first and second floors.

The suites can be let with the benefit of some furniture if required.

All offices are fully refurbished and carpeted to a very high standard.

The owners are entering into a rewilding programme for the estate and have far reaching plans to reduce the carbon footprint of the building. The estate is open for tenants to walk and meet the resident donkeys. Well behaved dogs are also very welcome.

Various suites are available and can be occupied individually or together.

### Ground Floor

Suite 3a: 431 sq.ft

### First Floor

Suite 5d: 161 sq.ft

### Second floor

7a: 278 sq.ft

All suites are available for occupation during business hours only, i.e. 8.00am - 6.00pm, Monday to Friday, and limited hours on Saturday and Sunday.

**Virtual Tour:** <https://my.matterport.com/show/?m=rU7KUWC247R>



## Location

Holly Grange is located on Holly Lane, very close to Balsall Common, only 1 mile due south of the village centre. The property sits in a wonderful rural location, with open countryside to all sides whilst benefiting from all the advantages of

a rural situation with the centres of Solihull, Warwick and Coventry all being in very close proximity. Excellent regional amenities are close by and these include Birmingham International airport and rail station, the NEC, and the Midlands and National motorway networks, all being on your doorstep.



## Tenure

The office suites are to be let subject to simple forms of lease. All leases will be contracted out of sections 24-28 inclusive of the Landlord and Tenant Act 1954. The leases will be drawn on internal repairing and insuring terms.

## Services

All mains services are connected to Holly Grange.

## EPC TBA

## Planning

Class E



## Rent

£30 per sq.ft per annum to include rent, heating and lighting, water and drainage, cleaning of common areas, maintenance, refuse collection, buildings insurance, and management. VAT is applicable.

## Rates

Ground floor offices currently £10.68 per sq ft.

First floor offices currently £10.68 per sq ft.

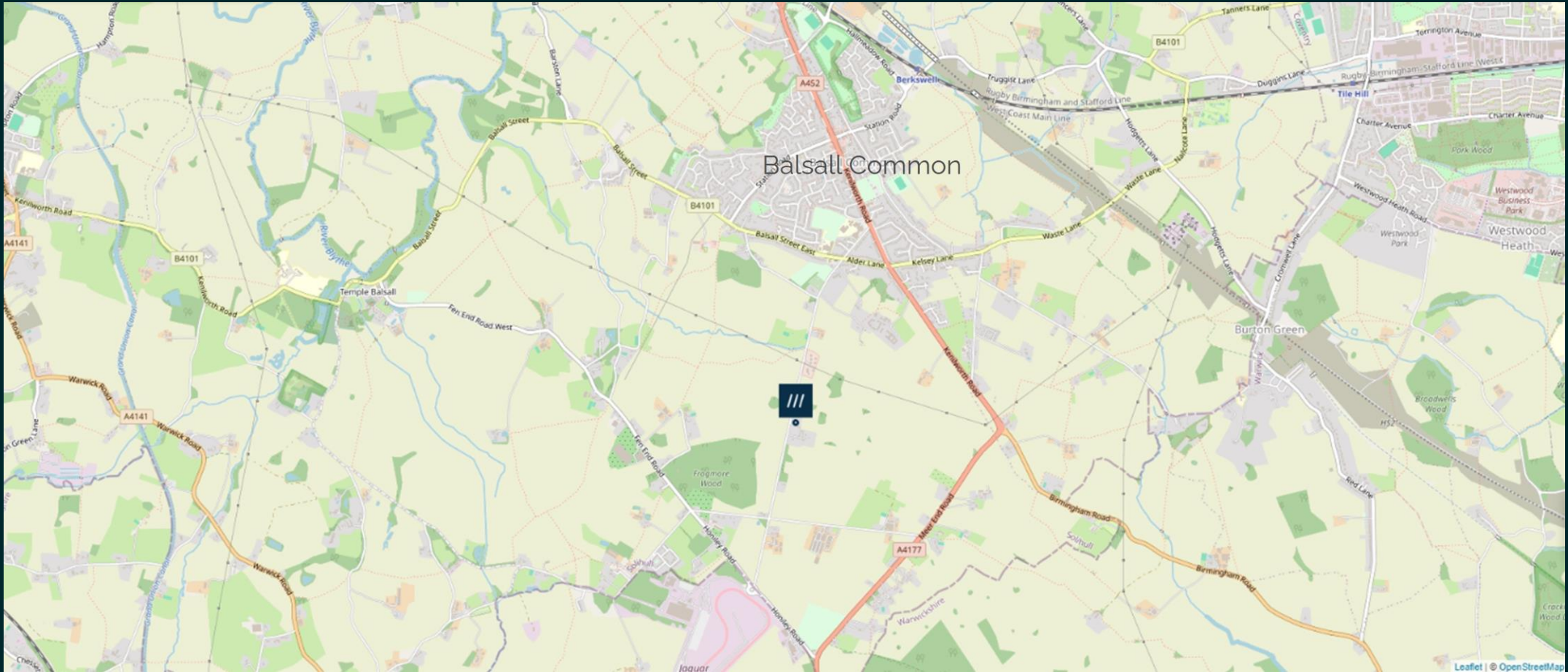
Second floor offices currently £8.02 per sq ft.

Each separate suite will qualify for 100% small business rates relief subject to tenant's status.

## Legal Costs

Each party will meet their own legal costs.





**ehB**  
**Reeves**  
commercial property experts

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Oliver Shelley 01926 888181**

**oliver@ehbreeves.com**

ehB Reeves for themselves and for the seller/lessor of this property who agents they give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. ehB Commercial does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

