

# NEW BARN

■ HURLEY HALL ■ Near ATHERSTONE ■ WARWICKSHIRE ■ CV9 2HT ■

OFFICES  
TO LET



**3,935 SQFT (365.7 SQM)**

Ground floor – 2,172sqft (201.88sqm) First Floor – 1,763sqft (163.82sqm)

Above figures are Net Internal Floor Areas

- Two storey self-contained office building
- Impressive full height reception area
- Air conditioning with independent room controls
- Ample on-site parking
- National motorway network via M42 4.2 miles
- Birmingham International Airport 13.4 miles

## LOCATION

The property is set adjacent to the historic Hurley Hall, an impressive early Georgian moated house located 1/4 mile outside Hurley Village, adjoining open countryside.

There is gated vehicular access from Atherstone Lane and the property is within 5 miles of both junctions 9 and 10 of the M42 motorway providing access to the national motorway network including the M6, M6 Toll, M1, M40 & M5 as well as surrounding regional centres. Birmingham International Airport, the NEC and Birmingham city centre are all within approximately 14 miles and the internationally famous Belfry Hotel & golf course is less than 7 miles distance.

## DESCRIPTION

New Barn is a modern, self-contained, two storey office building within an idyllic rural setting. Built and specified to a very high standard, the property includes an impressive board/meeting room together with open plan and private offices with 'Komfort' double glazed partitioning with integral blinds.

## ACCOMMODATION

(Net Internal Floor Area)

Ground floor	2,172 sqft 201.88 sqm
First floor	1,763 sqft 163.82 sqm
Total	3,935 sqft 365.7 sqm

## SPECIFICATION

- Impressive full height reception area
- Attractive oak and brick exterior with zinc roof
- Air conditioning with independent room controls
- Three compartment trunking and recessed floor boxes
- Compliant modern lighting
- Suspended ceilings
- Oak and sepele double glazed windows
- Kitchen and WC's to ground and first floors
- Ample on site parking
- Landscaped setting with Elizabethan style gardens
- Car park lighting and outside lighting
- Security alarm
- Oak framed shelter
- EPC rating: D (80)

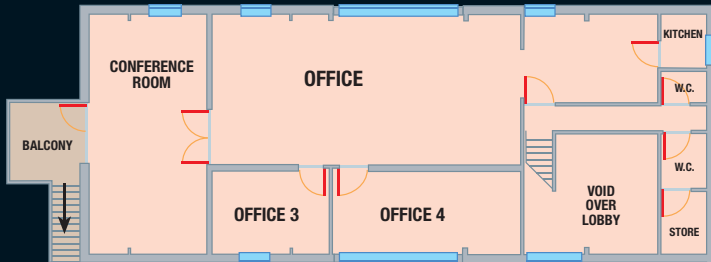
Rent:- £52,500  
per annum

Rateable  
Value:- £45,250

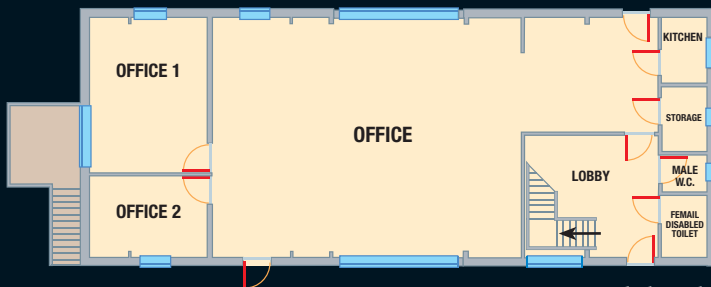
## TRAVEL DISTANCE

Tamworth	8.9 miles
Atherstone	4.9 miles
Coleshill	8.3 miles
Birmingham	14.4 miles
Nottingham	38.5 miles
Leicester	27.3 miles
Coventry	21.1 miles
M42 J10	4.2 miles
Birmingham International Airport	13.4 miles
NEC	12.0 miles

Source: AA Route Planner



First Floor Plan



Ground Floor Plan

## FOR MORE INFORMATION

**Darby Keye**  
darbykeye.co.uk  
**01675 467 321**

James Darby  
**07951 147 417**  
james.darby@darbykeye.co.uk

**HOLT.**  
COMMERCIAL  
024 7655 5180  
holtcommercial.co.uk

Chris Hobday  
**07889 764350**  
chris@holtcommercial.co.uk

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A DEVELOPMENT BY  
**HURLEY HALL**  
ENTERPRISES  
01827 873220