

**TO LET**

**From £10,000 Plus VAT Per Annum**

Range of Office Suites, The Cottage Inn, 36 Stoneleigh Road,  
Kenilworth, CV8 2GD



- Range of Modern Office Suites
- 275 sq ft - 2,175 sq ft Available
- Close To Town Centre
- Air Conditioning
- Renovated To A High Standard
- CCTV Security System Installed
- Excellent Transport Links
- Extensive On-Site Parking

Wellington House  
Wellington Circus  
Nottingham  
NG1 5AL

0115 784 3525

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The building occupies a prominent position along Stoneleigh Road, less than a mile from Kenilworth town centre. The wider area is of mixed use comprising a variety of residential, shops, eateries, green spaces and professional services. The property benefits from excellent transport links with the A46, A45 and Kenilworth train station close by.

Kenilworth is a historic market town in Warwickshire located approximately 5 miles south west of Coventry, 22 miles south east of Birmingham and 44 miles north east of Worcester.

## DESCRIPTION

A landmark former public house, comprehensively re-imagined and refurbished to create four exceptional Class E commercial suites, finished to an outstanding standard throughout.

The property provides an array of different sized, high-quality, self-contained office suites. Each suite has the use of private kitchen and bathroom facilities and benefits from the following features.

- Suite 2 has a private entrance directly from Stoneleigh Road, together with secondary access via the rear car park.
- Architecturally designed interiors with exposed illuminated structural steelwork
- Premium LED feature lighting and antique brass electrical fittings
- Crittall-style aluminium windows with bespoke fitted blinds throughout
- Amtico flooring and luxe commercial carpeting
- High-quality kitchens with quartz worktops and branded German appliances
- Dedicated air conditioning systems within each suite
- Digitally controlled electric heating throughout
- Extensive private parking with EV charging and ANPR management
- CCTV security system
- Oak joinery throughout with antique brass ironmongery
- Feature bespoke steel staircase to first-floor gallery landing
- Integrated video intercom entry systems serving all suites
- Disabled WC facilities

The building has undergone significant investment, along with substantial structural and energy-efficiency upgrades, including a new roof. Given the quality of the refurbishment, dilapidations exposure and shared repair obligations are expected to be minimal, helping to reduce long-term occupational costs.

Please note the property would be suitable for a variety of different uses, subject to the necessary planning consents.

## ACCOMMODATION

We have been informed that the approximate net internal floor areas are as followed;

- Office 1 - 25.54 sq m (275 sq ft)
- Office 2 - 55.74 sq m (600 sq ft)
- Office 4 - 65.03 sq m (750 sq ft)
- Office 5 - 51.09 sq m (550 sq ft)

## RENTS

- Office 1 - £10,000 plus VAT per annum
- Office 2 - £14,000 plus VAT per annum
- Office 4 - £18,000 plus VAT per annum
- Office 5 - £14,000 plus VAT per annum

## SERVICES

We understand that mains electricity, water, gas and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: To be assessed.

The suites may be eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The suites are available TO LET on a new internal repairing and insuring lease for a term to be negotiated at an asking rent from £10,000 plus VAT per annum.

Please note there is a service charge payable. Please contact the agent for further information.

## EPC

Energy rating - C

## VAT

We understand that VAT is payable on the rent.

## LEGAL COSTS

Each party to pay their own legal costs.

## VIEWING

For an appointment to view or further information please contact;

Commercial List

e: [enquiries@commercialist.co.uk](mailto:enquiries@commercialist.co.uk) t: 0115 784 3525

## AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.









**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.