

Longbridge Manor

— Warwick —

CV34 6RB



FREEHOLD SALE

Impressive corporate head quarters premises with historic character and extensive grounds

Floor area

10,292 sq ft

250.55 sq m

Site area

3.745 acres

Longbridge Manor
Stratford Road
Warwick
Warwickshire
CV34 6RB

BROMWICH

hARDY

024 7630 8900

www.bromwichhardy.com

AN OPPORTUNITY TO PURCHASE A EXTENSIVE PERIOD PROPERTY STEEPED IN HISTORY

- Could be adapted to suit a range of business propositions
- Opportunity to be converted back to a large single residence
- Elegantly landscaped grounds featuring a circular pond, and mature trees
- 64 on-site parking spaces
- Prime Midlands location
- 1.5 miles from Warwick
- Adjacent to Jct 15 M40

This property is available for sale freehold. Offers are invited in the region of **£2,000,000**





LOCATION

Longbridge Manor is located on the edge of Warwick, easily accessible from junction 15 of the M40 motorway giving direct access to London. Warwick Parkway station is less than 2 miles away again with direct trains to London Marylebone.

The cities of Birmingham, Coventry as well as Birmingham Airport and the NEC are easily accessible from the property.

DESCRIPTION

Longbridge Manor in Warwick, England was built during the Medieval period and altered during the Post Medieval period. The Main portion of the south elevation was built in the early 17th Century, this section is two story's high. The rear wing is the remaining part of the 16th century building with the south block being added around 1700, this section is two story's high and five bays wide. The gardens include a circular pond and mature trees.



BUSINESS RATES

This property has a rateable value of £110,000

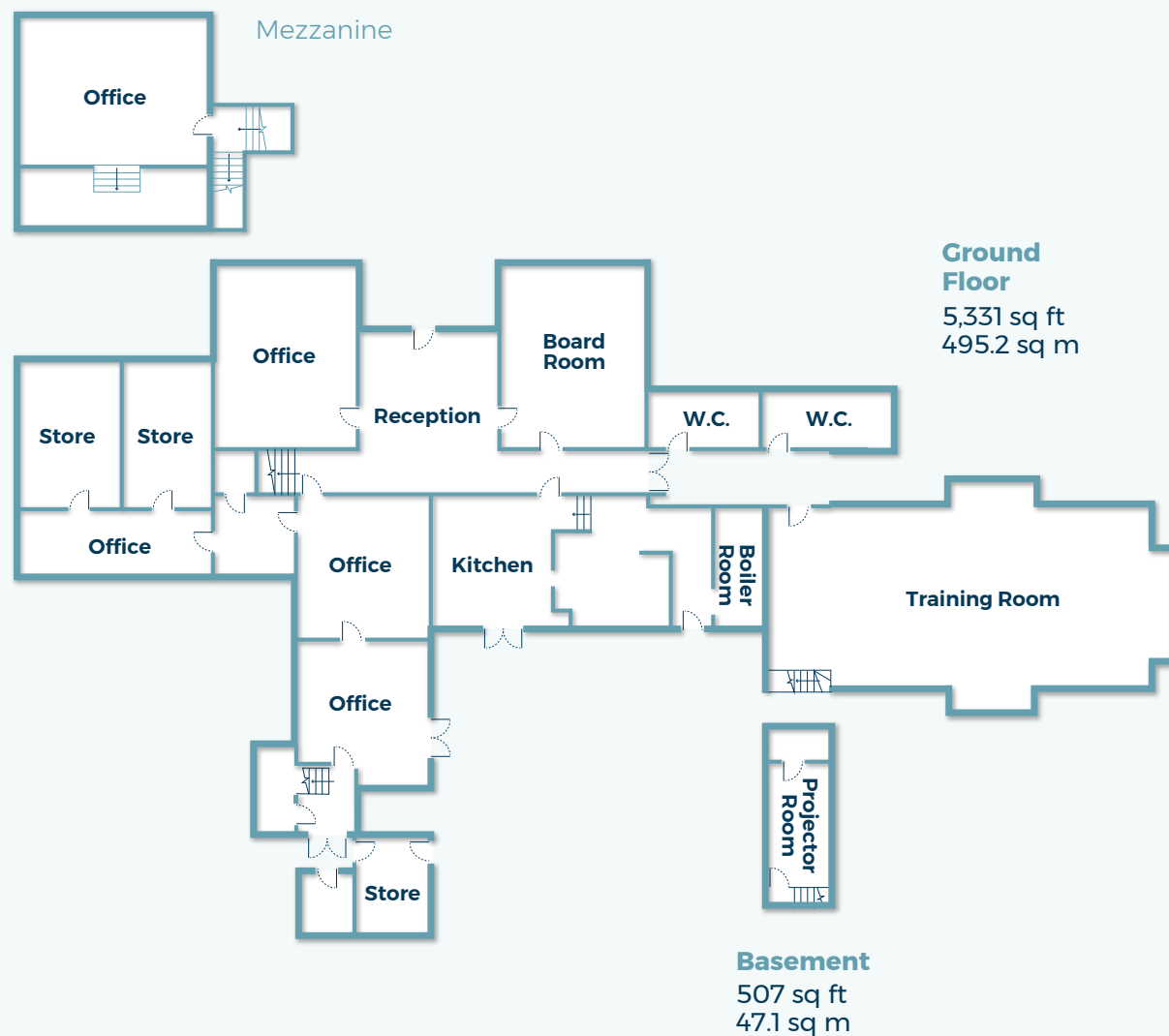
V.A.T

T.B.C

ANTI-MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

THE SPACE





THE SPACE





ACCOMMODATION

Description	Size m ²	£ per m ²	Rateable Value (£)
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BASEMENT

Internal storage	32.21	£29.14	£939
Internal storage	14.89	£38.85	£578

GROUND FLOOR

Reception / entrance	22.83	£111.00	£2,534
Office	35.52	£111.00	£3,943
Office	36.56	£111.00	£4,058
Office	52.35	£111.00	£5,811
Office	22.72	£108.23	£2,459
Office	26.46	£108.23	£2,864
Office	97.74	£111.00	£10,849
Office	22.72	£108.23	£2,459
Office	26.46	£108.23	£2,864
Office	97.74	£111.00	£10,849
Office	14.87	£111.00	£1,651
Internal storage	8.43	£77.70	£655
Kitchen	41.04	£111.00	£4,555
Kitchen	6.1	£111.00	£677
Warehouse	27.41	£44.40	£1,217
Warehouse	25.68	£44.40	£1,140
Warehouse	22.39	£44.40	£994
Plant room	7.79	£0	£0
Staff toilets	7.78	£0	£0
Staff toilets	21.38	£0	£0
Staff toilets	18.27	£0	£0

Description	Size m ²	£ per m ²	Rateable Value (£)
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FIRST FLOOR

Office	12.67	£105.45	£1,336
Office	36.20	£111.00	£4,018
Office	23.30	£111.00	£2,586
Office	35.52	£111.00	£3,943
Office	40.10	£111.00	£4,451
Office	25.60	£111.00	£2,842
Office	26.65	£111.00	£2,839
Office	25.58	£111.00	£2,839
Office	31.83	£0	£3,533
Office	41.40	£111.00	£4,595
Office	16.73	£111.00	£1,857
Office	9.42	£111.00	£1,046
Internal storage	7.46	£77.70	£580
Staff toilets	3.48	£0	£0
Staff toilets	2.8	£0	£0

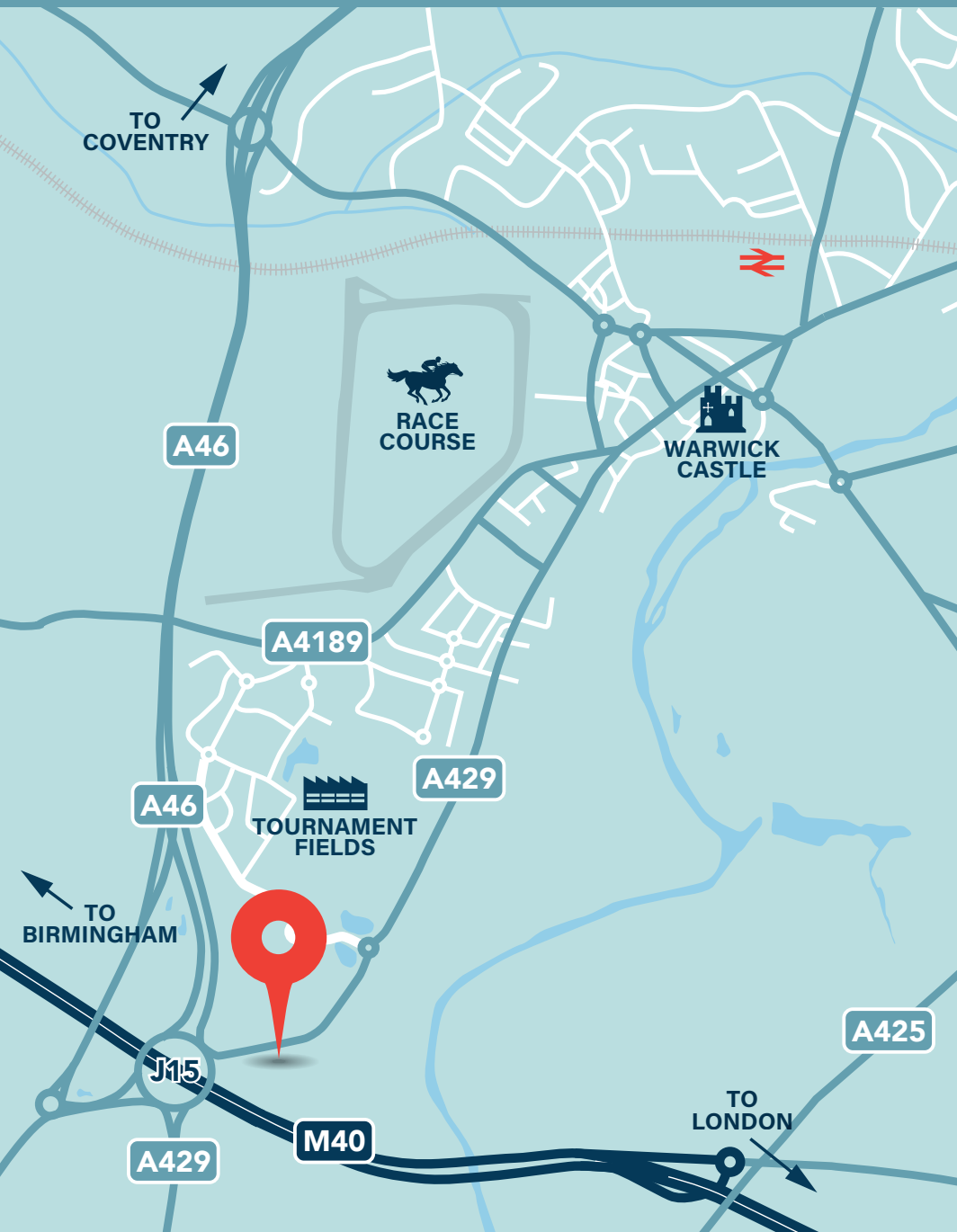
			Rateable Value (£)
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CAR PARK

Parking spaces	64		£22,400
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TOTALS

Premises	956.21m ²		£87,668
Parking spaces	64		£22,400
Total value			£110,068
Rateable value (rounded down)			£110,000



VIEWING

By appointment through the sole agent.

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Brochure design by Minke | www.minke.co.uk | 01926 336535