

# 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**

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## 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 **£1,600,000**



Virtual Tour 1  
Click Here





**Virtual Tour 2**  
Click Here



## 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 aswell 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

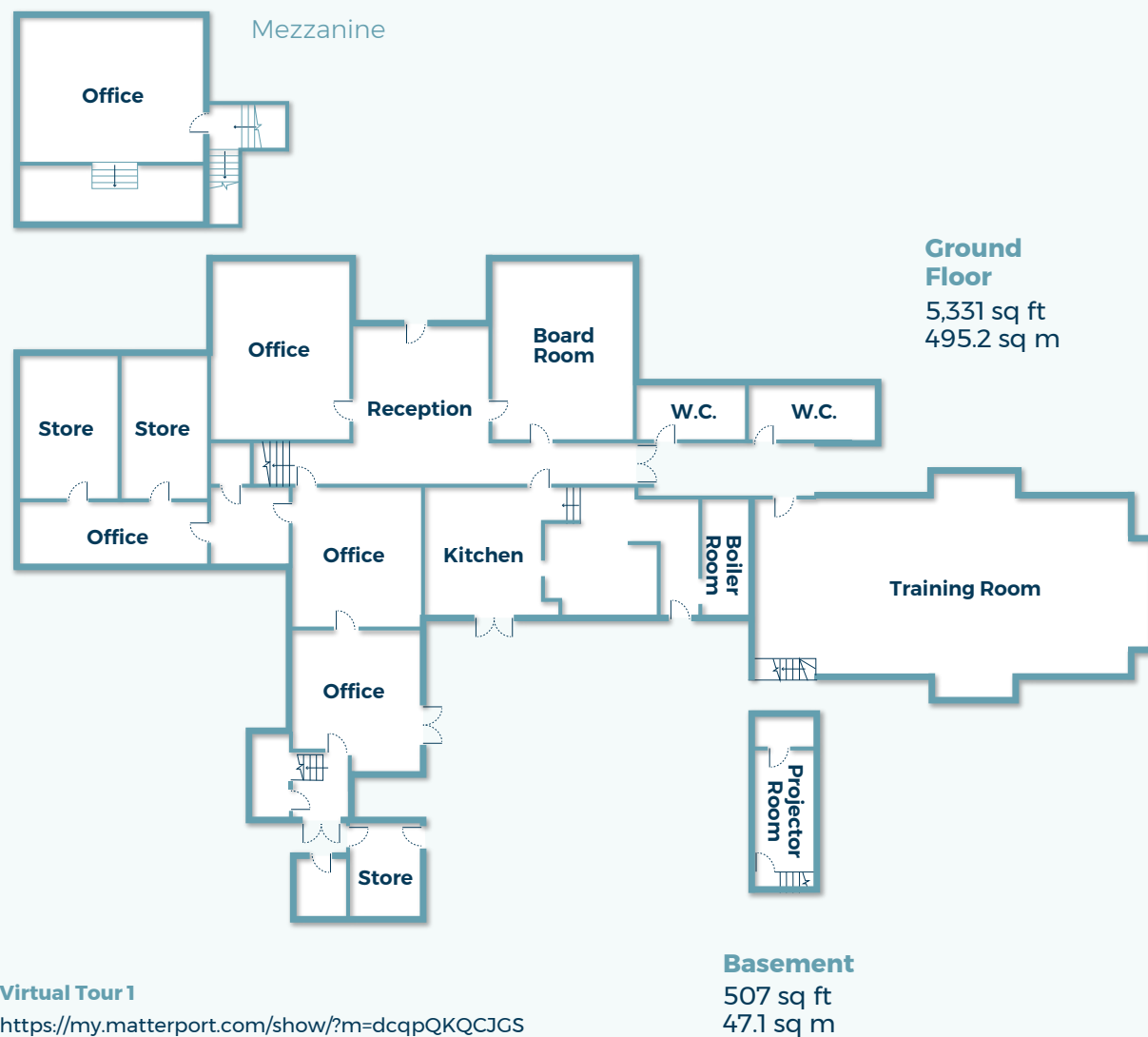
## V.A.T

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



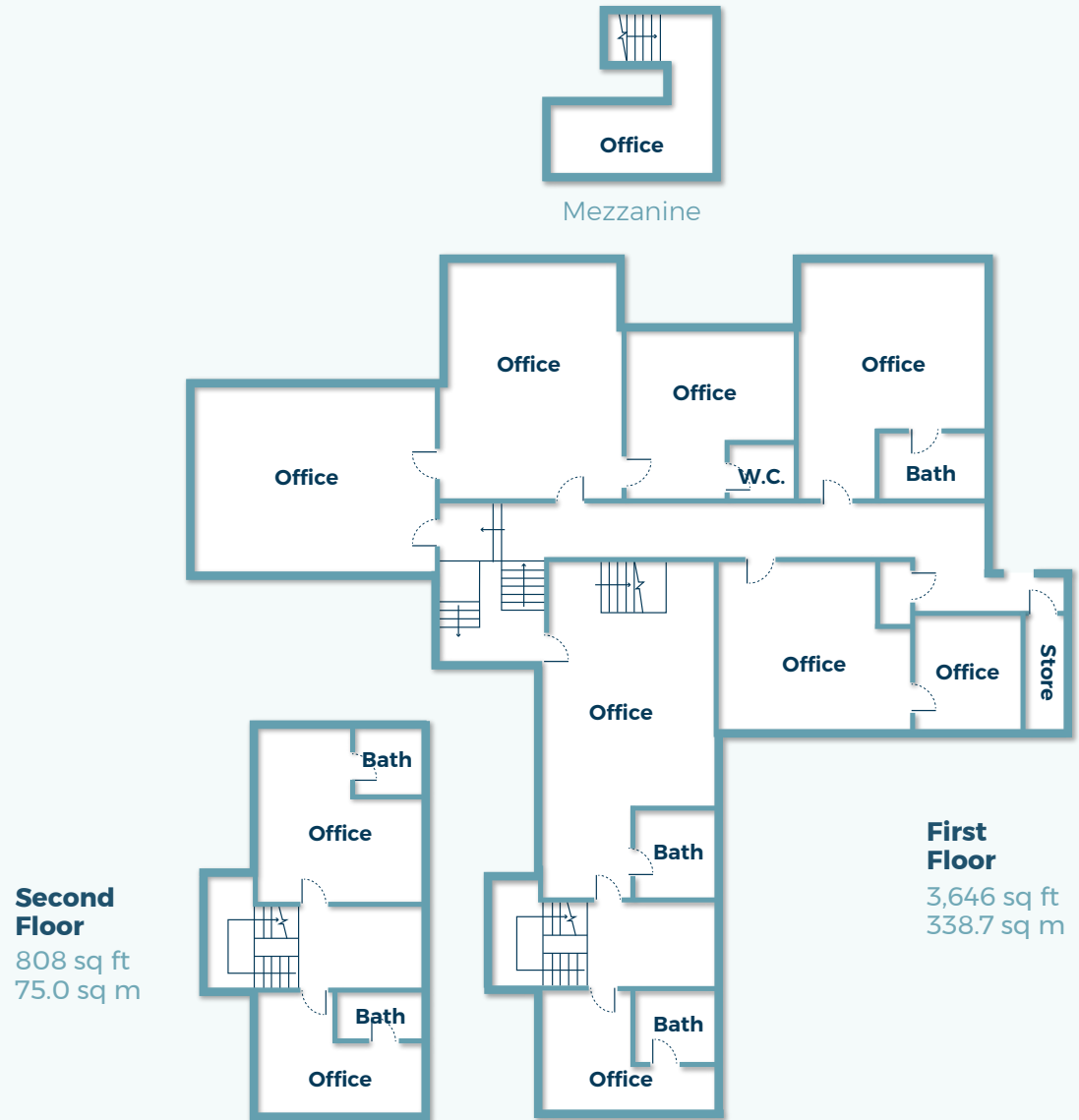
### Virtual Tour 1

<https://my.matterport.com/show/?m=dcqpQKQCJGS>





## THE SPACE



### Virtual Tour 2

<https://my.matterport.com/show/?m=iEp3WfuLaba>



## ACCOMMODATION

### Description

Size m<sup>2</sup>

#### BASEMENT

Internal storage	32.21
Internal storage	14.89

#### GROUND FLOOR

Reception / entrance	22.83
Office	35.52
Office	36.56
Office	52.35
Office	22.72
Office	26.46
Office	97.74
Office	22.72
Office	26.46
Office	97.74
Office	14.87
Internal storage	8.43
Kitchen	41.04
Kitchen	6.1
Warehouse	27.41
Warehouse	25.68
Warehouse	22.39
Plant room	7.79
Staff toilets	7.78
Staff toilets	21.38
Staff toilets	18.27

### Description

Size m<sup>2</sup>

#### FIRST FLOOR

Office	12.67
Office	36.20
Office	23.30
Office	35.52
Office	40.10
Office	25.60
Office	26.65
Office	25.58
Office	31.83
Office	41.40
Office	16.73
Office	9.42
Internal storage	7.46
Staff toilets	3.48
Staff toilets	2.8

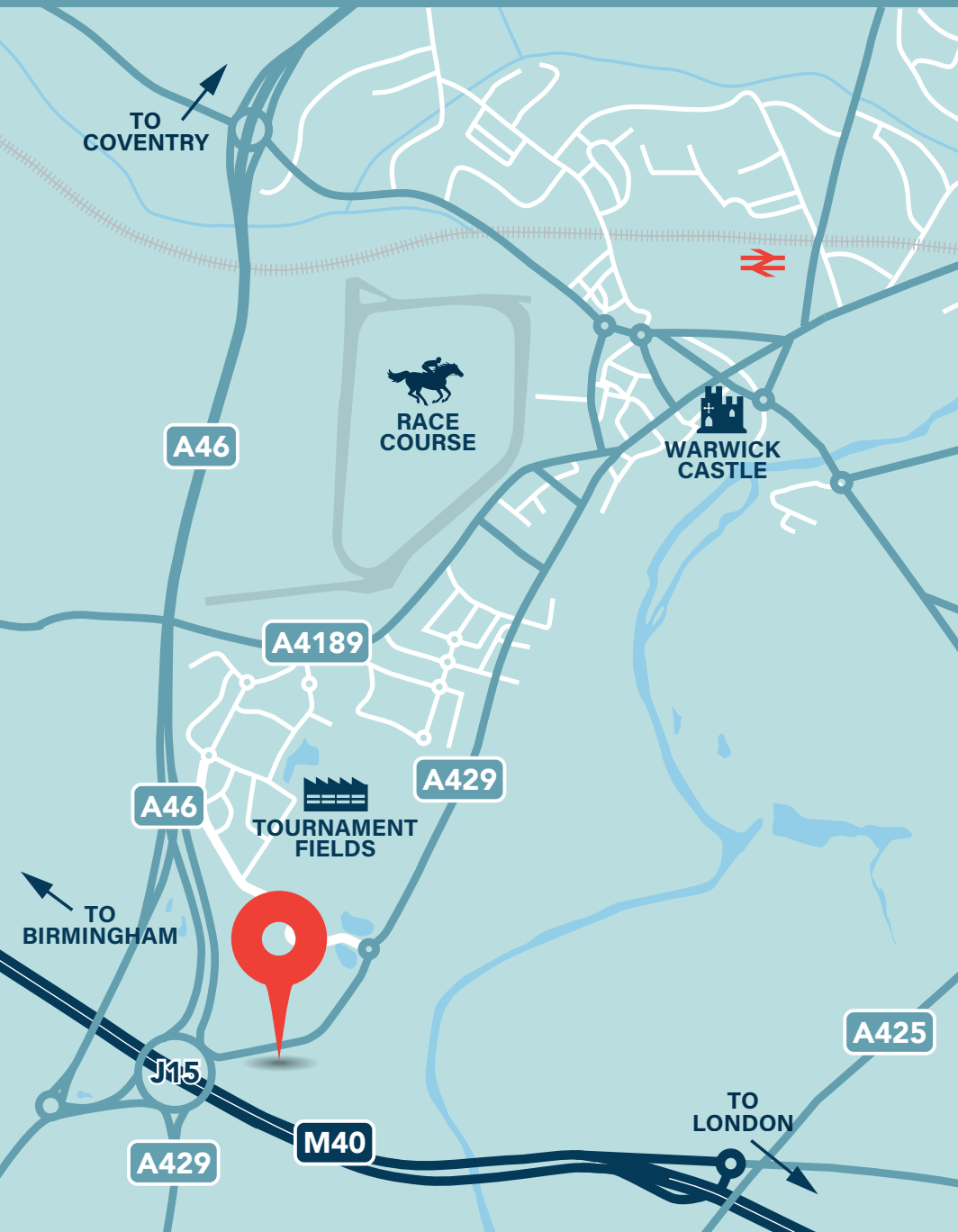
#### CAR PARK

Parking spaces	64
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#### TOTALS

Premises	956.21
Parking spaces	64





## VIEWING

By appointment through the sole agent.

**BROMWICH**  
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