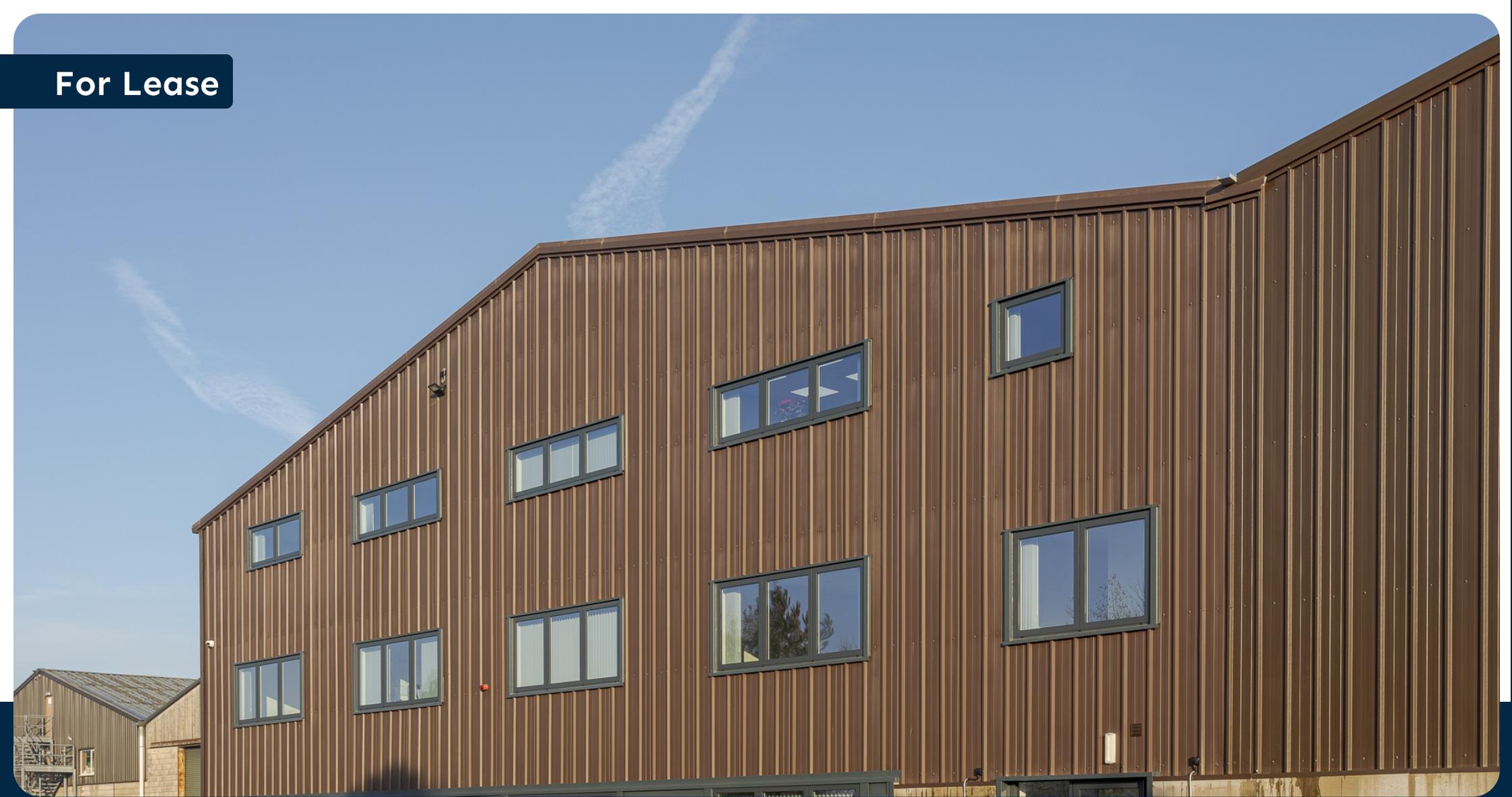


For Lease



## Squab Hall

Harbury Lane, Bishops Tachbrook, Leamington Spa  
CV33 9QB

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

📦 250 - 1,020 Sq Ft (23.22 - 94.76 Sq M)  
💷 £13,750 Per Annum

## Key Features

- ▶ Stunning Countryside Views
- ▶ Comfort cooling and heating
- ▶ Excellent Car Parking Provision
- ▶ LED lighting and Data trunking
- ▶ Woodland/Rural walks
- ▶ Highly secure
- ▶ Café on site



**Squab Hall, Harbury Lane, Bishops Tachbrook,  
Leamington Spa, Warwickshire, CV33 9QB**



## Location

Squab Hall is located on Harbury Lane, just 2.5 miles south of Leamington Spa Town Centre. The semi-rural location is home to a number of businesses and provides extremely secure and high quality accommodation.

## Description

Squab Hall is located on Harbury Lane, just 2.5 miles south of Leamington Spa Town Centre. The semi-rural location is home to a number of businesses and provides extremely secure and high quality accommodation.

The serviced offices are located at the rear of the site with uninterrupted views of the countryside. They each benefit from generous parking, LED lighting, data trunking, comfort and cooling air conditioning, and key pad access control to each floor as well as the building. The offices also benefit from access to a large communal kitchen/breakout area on the ground floor as well as a communal kitchen and toilets on each floor. These offices are available on an all inclusive rental which includes parking, electricity, wi-fi, business rates and cleaning.

On site services include a café, conference and meeting rooms, as well as Self-Storage.



## Accommodation

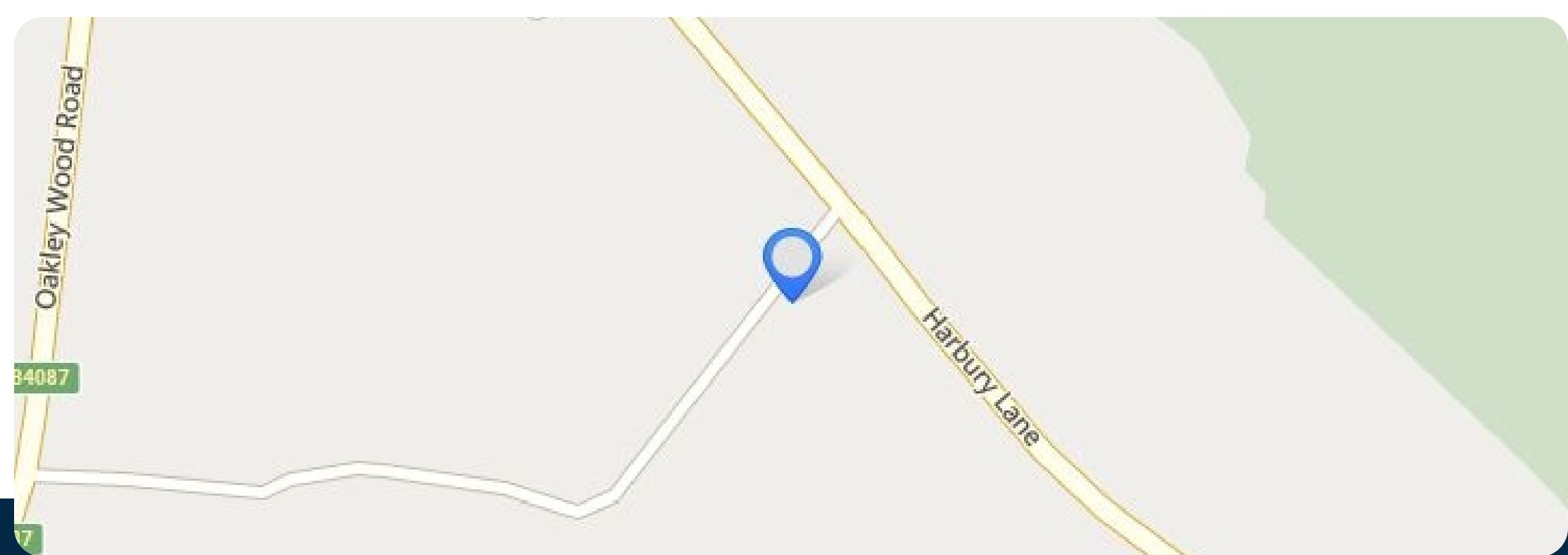
Area	Sq Ft	Sq M
Office 1	250	23.22
Office 2	250	23.22
Office 3	260	24.15
Office 4	260	24.15
<b>Total</b>	<b>1,020</b>	<b>94.76</b>

## Tenure

Each office is available by way of a new lease on an all inclusive rental basis. Any occupier will be required to pay a 1 month rental deposit prior to taking occupation.



**Squab Hall, Harbury Lane, Bishops Tachbrook,  
Leamington Spa, Warwickshire, CV33 9QB**



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

**02476308900**

**07806767073**

**[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)**



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Leamington Spa, Warwickshire, CV33 9QB**

 02476 308900

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