**HATTON TECHNOLOGY PARK**

**HATTON WARWICK CV35 8XB**

**TO LET**

A brick house with a gravel driveway

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**COMPETITIVE TERMS – UNCONTENDED HIGH SPEED INTERNET**

**SELF- CONTAINED CHARACTER OFFICE PREMISES**

**From 400 sqft – 4,000 sqft**

**(37 sqm – 371 sqm)**

**AMPLE FREE PARKING - M 40 (J.15) 10 mins**

**Birmingham – Warwick - London Railway Line 5 mins drive**

**www.hattontechnologypark.co.uk**

**Description**

Hatton Technology Park has installed the latest generation of high speed internet to become the first rural Technology Park in the south Midlands to offer this crucial service.

The Technology Park is owned by Johnnie Arkwright whose Ancestor Sir Richard Arkwright made the technological breakthrough with the Spinning Jenny that led to his building the first factory in the world in 1770. It was the start of the Industrial Revolution and the end of cottage industry.

Now Mr Arkwright is reversing the process by using the very latest technology to enable businesses to return to the countryside. He said in an interview with Birmingham Post Business - “The lack of high speed internet access in rural areas is a big national issue. We are making a significant investment and the response from prospective occupiers has been fantastic, it’s a real breakthrough”.

**Location**

Companies like the location as it allows easy access to the Motorway and Railway networks. The M40 (J.15) is within a 10 minute drive, Birmingham is only 15 miles, Birmingham International Airport, 10 miles and the high speed Railway connection at Warwick Parkway (5 mins) Birmingham – London line.

Hatton Technology Park (CV35 8XB) is located off the A.4177 Solihull to Warwick road.

**Current Availability**:-

**Unit 1 & 2 The Courtyard** @ Hatton Technology Park

1130 sqft (105 sqm net) ground and first floor offices – see first photo front page

£19,250 per annum plus VAT

**Unit 3 The Courtyard** @ Hatton Technology Park

1254 sqft (117 sqm net) at ground and first floor level – see first photo front page

£20,000 per annum plus VAT

**Nunhold House** A beautiful Georgian Property located within the Hatton Technology Park. Comprises 2424 sqft (225 sqm) over 3 floors (ground floor: 1125 sqft, first floor: 910 sqft, second floor: 389 sqft). Available: August 2024. Rent: £36,360 per annum plus VAT. As seen second photo front cover and as below:

A brick house with a driveway

Description automatically generated

A tree in a park

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**Rates**:-

The business rates (approx below) are payable to Warwick District Council. You may be eligible for small business relief which will reduce these charges significantly**. Full rates relief could be available if the RV is 12k or under.**

The Rateable Value is not the amount you will pay. The RV is used to calculate your rates bill.

**Service Charge**

There is a service charge at Hatton Technology Park covering the cost of building repairs, buildings insurance, maintenance of communal areas, rubbish collection, postal collection, landscaped areas, together with communal lighting, car parks and driveways. The service charge is plus VAT and to the year ending September 2024.

Unit 1 & 2 £3,750.00 pa

Unit 3 £3,501.00 pa

Nunhold House: TBC

**Information**

There will be a flat fee for preparation of the legal Agreements.

The ingoing tenant will be required to pay the equivalent of 3 months rent to be held in as a holding deposit with the rent to be paid quarterly in advance at the commencement of the term.

Mains water and electricity is available. There is no mains gas. High Speed uncontended internet connectivity is available (100 MB bearer speed) with each tenant choosing from a number of services including managed band-width, telephone solutions and on-line back-up. Further information and costs are available upon request.

VAT is charged on rent and outgoings.

The premises are available to let on new Lease, subject to a minimum term of 3 years.



**Other Lettings at Hatton Estate**

**Elsewhere on Hatton Estate, we have availability including retail and office premises at Hatton Country World, small storage facilities at Little Nunhold (1 mile from Hatton Technology Park) and light industrial storage (1500 sqft plus) at Ivy House, Hockley Heath (approx 15 minutes drive from Hatton Technology Park).**

**Retail Shops at Hatton Country World** from 300 sqft to 3,000 sqft

**Unit 18 @ HCW** (Ground Floor formerly Bliss and Wild)

350 sqft

Rent: £5250 per annum plus VAT

Service Charge: £700 per annum plus VAT

**Unit 19 @ HCW** (First Floor Office/Studio above Sweet Shop @ Hatton Country World)

500 sqft

Rent:  £8,000 per annum plus VAT

Service Charge:  £1,250 per annum plus VAT

**6 & 7 Little Nunhold**. Each approx 200 sqft workshop/storage. Rent: £1,500 pa per unit. **NOW LET**

**Storage/Warehousing** at Hockley Heath, 2,700 sqft **– LET**

**Containers** available – POA

**Viewings**: Please contact Sarah Longstaffe, Property Manager at Hatton Estate on 07851684518 (mobile) or email: lettings@hattonworld.com

### HEAD OFFICE: HATTON ESTATE, WARWICK, CV35 7LD

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