



## Hatton Estate Lettings

Superbly located  
offices  
400sqft - 1,200sqft



### Contact us

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Technology  
Park  
Lettings





## About Us

### History

Owned by the Arkwright family descendants of Sir Richard Arkwright, pioneer of the Industrial Revolution Hatton Technology Park brings innovation full circle.

Now, The Family is using cutting-edge tech to bring businesses back to the countryside, tackling rural connectivity with high-speed internet and attracting strong interest from future occupiers.

### Location

Located off the A4177 Solihull to Warwick road. 7 minutes off the Midlands Motorway network (Junction 15 M40, M42 & M1) and Warwick Parkway, with it's frequent train service to London and Birmingham; 20 minutes from Birmingham Airport and the NEC.

NUNHOLD  
HOUSE

PARKING

THE COURTYARD

PARKING

CEDAR BARN

PARKING

POND







## Service Charge

Covers building repairs, insurance, communal area upkeep, rubbish and postal collection, landscaping, lighting, car parks, and driveways.

## Rates

Payable to Warwick District Council. Small business rate relief may apply, potential full relief if RV is £12,000 or under.

## Viewings

Contact Sarah Longstaffe on 01926 844326 or email: [lettings@hattonworld.com](mailto:lettings@hattonworld.com)  
These details are for guidance only and do not form part of any contract.



# Unit 3

## Description

A versatile two-storey unit ideal for office use, Unit 3 offers 1,254 sq ft of well-proportioned space with a welcoming layout. Situated in a peaceful setting, it benefits from access to a charming shared courtyard—perfect for breakout space or informal meetings.

## Charges

- Rent £15,000 per annum plus VAT
- Service Charge £3,500 per annum plus VAT
- Water £650 per annum





# Unit 5 The Courtyard

## Description

A bright and flexible two-storey unit, ideal for office or studio use. Unit 5 offers 850sqft of workspace and enjoys access to a shared courtyard, creating a relaxed and professional environment.

## Charges

- Rent £11,000 per annum plus VAT
- Service Charge £3,000 per annum plus VAT
- Water £450 per annum

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# Suite 2&3 Cedar Barn

## Description

Spacious ground floor office suite offering 2,177sqft, featuring a large open-plan area, one private office, and a dedicated break room. Ideal for growing teams looking for a well-appointed workspace in a peaceful rural setting.

## Charges

- Rent £27,500 per annum plus VAT
- Service Charge £11,000 per annum plus VAT
- Water £650 per annum







## Service Charge

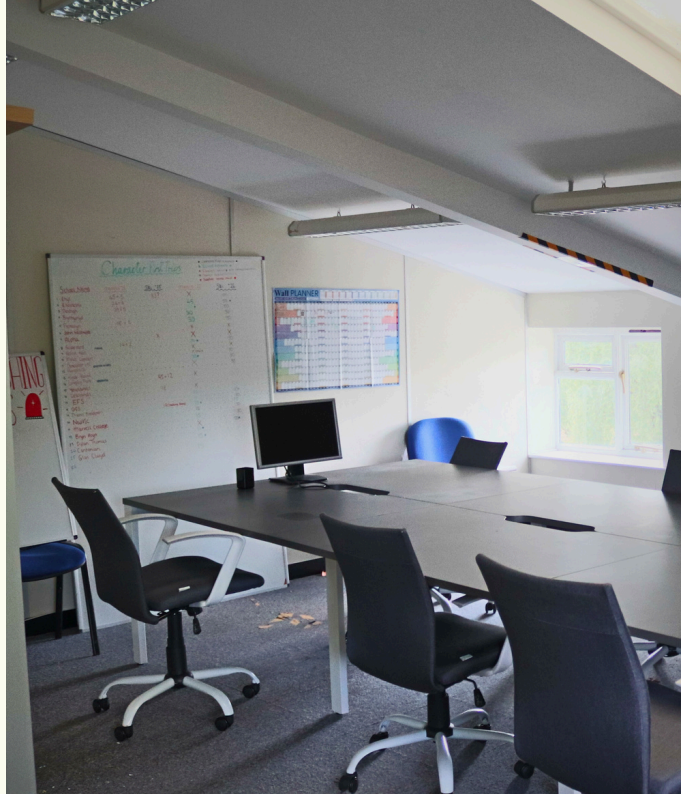
Covers building repairs, insurance, communal area upkeep, rubbish and postal collection, landscaping, lighting, car parks, and driveways.

## Rates

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# Suite 4 Cedar Barn

## Description

A well-presented first floor office suite comprising a main reception area and three separate rooms. 850sqft, ideal for a small business or consultancy needing a mix of private and collaborative space in a quiet countryside setting.

## Charges

- Rent £8,800 per annum plus VAT
- Service Charge £4,000 per annum plus VAT
- Water £445 per annum

