

# THE LOCKS

## — Hillmorton, Rugby —

CV21 4PP

**FOR SALE**

Character Office Building » 449.09 sq m (4,834 sq ft)



## HIGH QUALITY CHARACTER OFFICES

Set on the the canalside within  
the Hillmorton Conservation Area  
in the heart of Warwickshire

- Flexible open-plan office space
- Sympathetically renovated historic buildings with original sash and Crittall windows.
- 16 on-site parking spaces
- Kitchen Facilities
- Potentially suited to alternative uses (STPP)
- Junction 18 of the M1 Motorway (4 miles)



Offers are sought in excess of  
**£850,000**







XXXXX

## LOCATION

The property is located by the Hillmorton Locks on the Oxford Canal, approximately 2 miles south-east of Rugby. The offices benefit from good road connections, with the A5 situated approximately 2 miles to the east and junction 18 of the M1 Motorway some 4 miles to the south east.

The offices are situated on a small commercial estate backing on to the canal and forms part of the Hillmorton Conservation Area. The Hillmorton Boatyard is located to the rear of the subject property..



**The Locks,**  
Hillmorton,  
Rugby,  
Warwickshire,  
CV21 4PP



jams-ozone-gains



## DESCRIPTION

The property comprises two storey accommodation, arranged around two central courtyards, providing a light and inviting environment.

The property is of traditional brick construction with original sash and Crittall windows. The property benefits from a number of aesthetic features such as exposed beams, original chimney breasts and spiral staircase. Internally there are a number of individual offices, as well as a storeroom to the rear, kitchenettes and WCs. The property benefits from carpet throughout, suspended lighting and central heating. There is parking to the east of the building for approximately 16 cars.

Whilst the building has most recently been used as offices, it would also be excellently suited to medical, educational and potentially other alternative uses as well as residential, subject to obtaining the necessary planning consents.

## ACCOMMODATION

We have measured the building in accordance with the RICS code of measuring practice (6th Edition) and provides the following net internal area:

**4,834 sq ft (449.09 sq m)**







## EPC

To be commissioned.

## TENURE

Freehold.

## VAT

We understand that the building is elected for VAT and will therefore be payable on the purchase.

## LEGAL COSTS

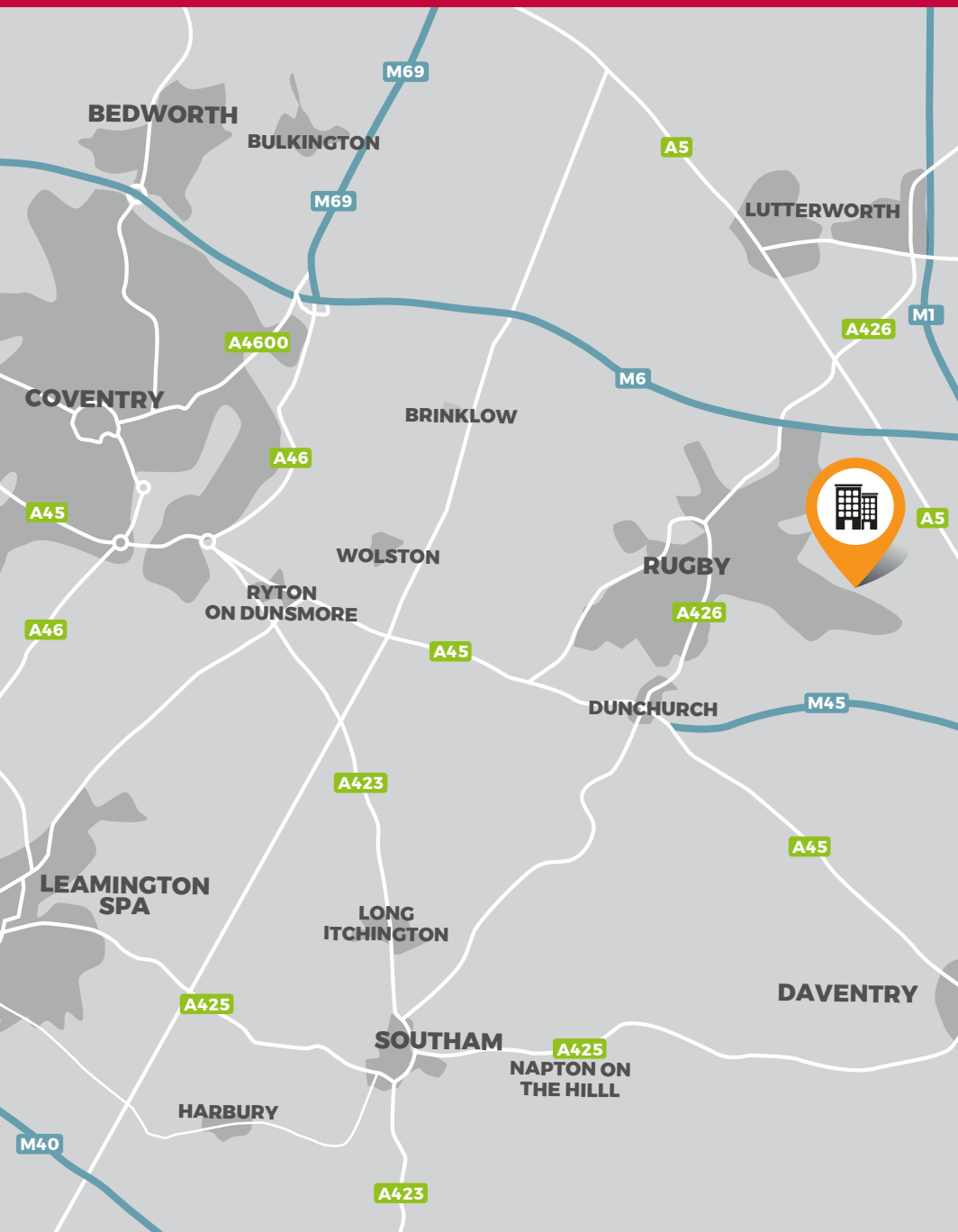
Each party will be responsible for its own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the purchaser will need to provide information including the source of funding to complete the purchase.







## VIEWING

Strictly by appointment via joint agents:

**BROMWICH**  
**ARDY**  
024 7630 8900  
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**Ed Bunbury**  
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