Office at Chesterton Farm,
Table Oak Lane, Meer End, Nr. Kenilworth, CV8 1PX

An opportunity to rent newly refurbished ground floor office space benefitting from a separate kitchen area and WC, plus two parking spaces.

Chesterton Farm is situated in the heart of the countryside, but lies close to all good road and rail transport links to Kenilworth, Leamington Spa and Warwick, as well as Birmingham and London further afield. The nearby village of Balsall Common is only a 5-minute drive and offers a good selection of shops, restaurants and pubs.

£270 Per Calendar Month

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Set back from the road, the main door opens into:

Passageway
The front door opens into:

Office
17'7" x 13'8" (5.38m x 4.19m)
With window (with fitted blind) to the side and two electric heaters. Door into:

Kitchen
7'6" x 6'6" (2.30m x 1.99m)
With base units with work surface over and inset stainless steel sink.

WC
With low level WC, pedestal wash hand basin, and chrome ladder-style heated towel rail.

Parking
Space for two motor vehicles.

General Information
Availability:
These premises are available immediately (subject to references).

Broadband:
Standard broadband speed is available in the area, with predicted highest available download speed 25 Mbps and highest available upload speed 2 Mbps. For more information visit: https://checker.ofcom.org.uk/.

Business Rates:
Payable to Solihull Metropolitan Borough Council. The rateable value is £3,200 (from 1st April 2026).

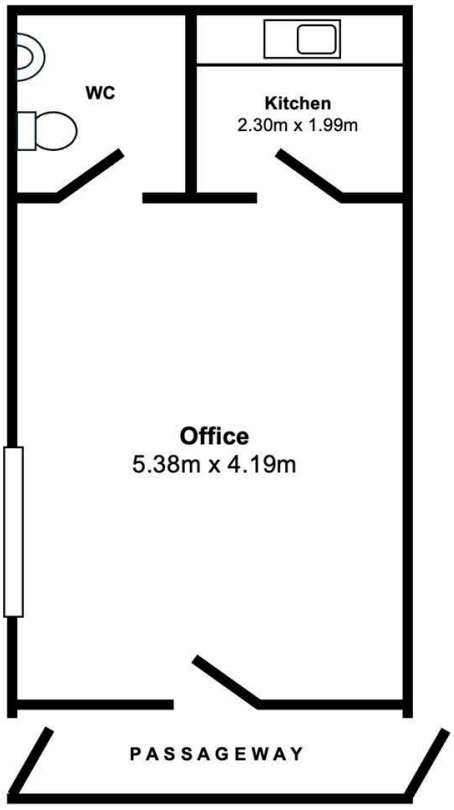
Deposit:
A rental deposit may be requested.

Rent:
To be paid in monthly instalments. It should be noted that water is included within the rental payment.

Security:
CCTV is on-site.

Services:
Drainage, electricity and water are connected to the premises. The heating is via electric panel heaters.

Tenure:
The landlords are offering a minimum lease of 2 years.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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