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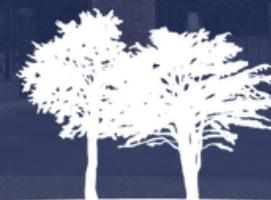
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Serviced Office To Let

**The Mews, Stockton House,
Warwickshire, CV47 8LB**

464 sq ft | £20,800 per annum
(Inclusive of Business Rates, Utilities, Cleaning & Parking)



**STOCKTON
HOUSE**

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The Mews

The Mews at Stockton House offers a bright, flexible workspace for up to six people. It is a thoughtfully refurbished office environment that blends character with practicality. Featuring exposed wooden beams, modern lighting, and a versatile open-plan layout, the space is designed to accommodate a range of business types.

What sets The Mews apart is its attention to everyday comfort and convenience. The office includes a private kitchenette, complete with sleek cabinetry, a stainless steel sink, and a microwave.

In addition, a dedicated WC with contemporary fixtures ensures privacy and ease for your team and an integrated dishwasher, eliminating the need to share facilities with other tenants. These self-contained amenities make The Mews a truly independent and professional base for businesses seeking a quiet, well-equipped location.

Included are two allocated parking spaces, on-site visitor parking, access to state-of-the-art meeting rooms and a professional reception service, along with robust security, including 24/7 monitoring.

The price is fully inclusive of business rates, utilities, cleaning, and shared facilities.

Set within immaculate grounds, Stockton House provides a peaceful, discreet location with excellent transport links.

Available now.



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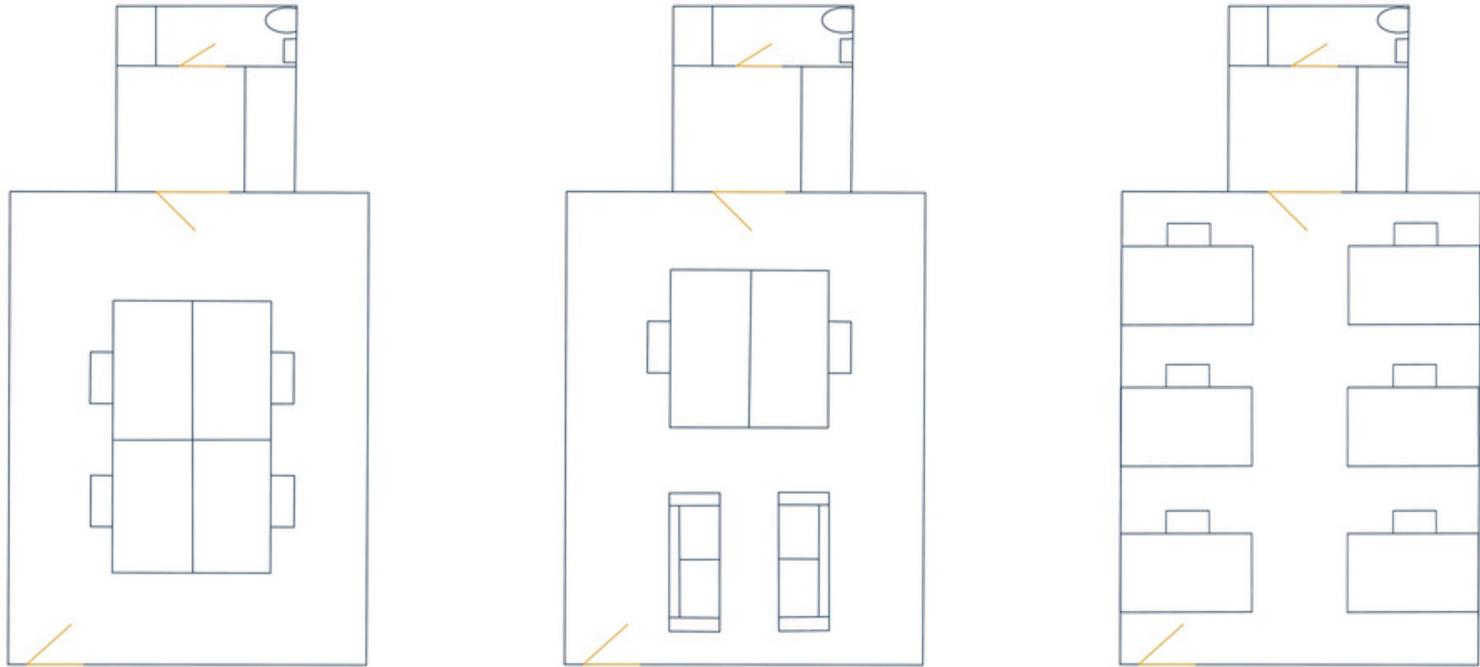
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Whether you prefer an open setup or a more segmented arrangement, the neutral design makes it easy to tailor the office to your style. To help you picture the possibilities, we've prepared a range of layout options.



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The John Wigley Suite

The Boardroom

The 1964 & GD Rooms

The Stampings

The Courtyard & Grounds

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Stockton House

Once known as “Kings House”, Stockton House has been part of the village of Stockton in rural Warwickshire since the 19th century.

The former country home has undergone extensive but sympathetic refurbishment and expansion, recapturing its original glory.

The impressive two-storey period property is surrounded by well-loved and perfectly maintained grounds, which provide some calm away from the hustle and bustle of the outside world.

The unique location of Stockton House is what makes it so special. Central yet discreet, it provides a professional and welcoming environment to a variety of businesses, offering a peaceful and private space from which to work.

Stockton House is run by a passionate, knowledgeable team who pride themselves on offering a first-class service, rooted in traditional values and standards.

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The John Wigley Suite

The Suite can be used in its entirety, or it can be split into two separate rooms, with a breakout area between, with each room able to accommodate different layouts depending on your event. It is equipped with state-of-the-art AV technology, allowing you to experience the future of business gatherings. You are guaranteed a first-class experience regardless of whether your delegates are joining in-person or online.

Room One

Room One is the smaller of the two rooms in The John Wigley Suite. It offers 30 sq m / 323 sq ft space and can fit up to 10 delegates in a boardroom layout or up to 20 theatre style. Other layout options can be explored with our team. Room One also benefits from bi-fold doors opening straight out to a block paved terrace area offering views into the Stockton House grounds. This makes for a refreshing break-out space as part of a busy day.

Room Two

Room Two is the larger room in The John Wigley Suite. It offers 62 sq m / 667 sq ft of space and can fit up to 14 delegates in a boardroom layout or up to 48 theatre style. Other layout options can be explored with our team, such as classroom, U-shape or cabaret. Room Two also benefits from bi-fold doors opening straight out into Stockton House's beautifully manicured courtyard space. This offers an interesting break-out or refreshment area.

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The Boardroom

This exclusive setting offers a blend of classic elegance and modern functionality, making it the ideal venue for executive meetings, high-level presentations, team briefings, and corporate retreats.

Set within the historic charm of Stockton House, The Boardroom is a true testament to timeless sophistication. The room radiates luxury and professionalism with its rich wooden panelling and vintage touches create a first class atmosphere, while plush seating ensures comfort throughout your meeting.

The discreetly integrated state-of-the-art AV technology allows for seamless presentations and virtual conferencing, all hidden from view to preserve the traditional aesthetic of the space. Whether you're hosting a small board meeting or an important client pitch, this room adapts to your needs with style and grace.

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The 1964 Room

The 1964 Room is a unique, intimate meeting room with space for up to six delegates. Tucked away in a discrete corner of Stockton House, it is our most private meeting room. Unlike our other spaces, 1964 does not have any AV equipment, allowing for total concentration away from modern technology.

Although it is smaller than our other meeting rooms, The 1964 Room lends itself to a number of different uses including strategy days, HR discussions and client meetings.

The GD Room

Situated in the original property, The GD Room is a generously sized meeting room offering a boardroom layout for up to 10 people. This meeting room is full of character and charm thanks to its original features, and its large sash windows mean it has plenty of natural light throughout the day.

The GD Room has a HD television which has connectivity to allow wireless screen sharing, making presentations a breeze. There is also the option to use a web cam so you can connect with anyone who may need to join remotely.

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The Stampings

The Stampings is Stockton House's dedicated breakout area, designed to offer delegates a welcoming space to pause, recharge, and connect.

Situated at the heart of the property, it combines comfort and style with a relaxed atmosphere that complements the professional environment of our offices and meeting rooms.

Guests can enjoy a freshly brewed bean-to-cup coffee while unwinding on one of our comfortable sofas, surrounded by natural light and views across the landscaped ground

. Whether it's a quiet moment between meetings, an informal catch-up with colleagues, or simply time to reflect, The Stampings provides the perfect setting to break up the day.

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The Courtyard

A hidden serene space within the heart of Stockton House, The Courtyard is one of many great break-out spaces for all those who visit, whether it be for an important phone call or to catch up with colleagues in a more relaxed setting, this space can be used for whatever the occasion.

The Grounds

Our beautifully kept grounds can be used as an extension of your event, offering an attractive backdrop for a drinks reception, lunch break or even team building activities.

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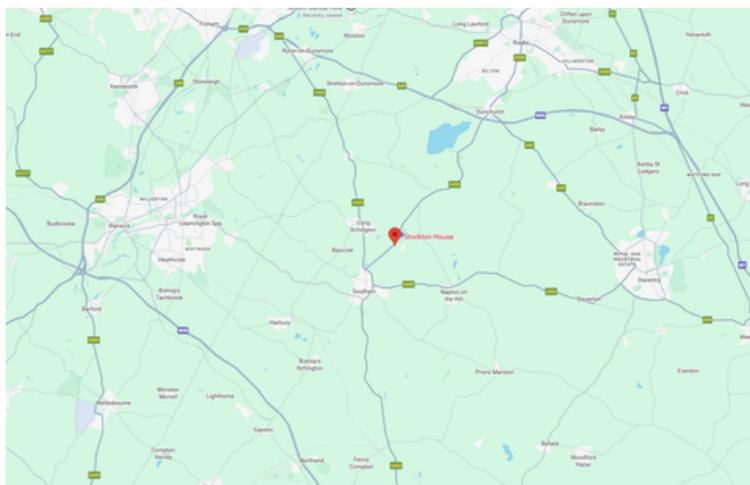
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Travel to Stockton House

In addition to allocated parking for its tenants, Stockton House has ample complimentary on-site parking for guests, including several disabled spaces. Located in the heart of the Midlands, the property is well-connected by road and is a short drive from the M40, M1 and M6, enabling easy access for visitors throughout the country.

Leamington Spa and Rugby Railway station are only a 15 to 20 minute drive away, providing direct trains to and from Birmingham, Manchester, London and beyond.

Stockton House, Rugby Road, Stockton, CV47 8LB



Tetra

For further information or to book a viewing, please contact Tetra Real Estate Ltd:

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01926 670600

IMPORTANT NOTICE

We give notice that:

1. These particulars do not constitute an offer or contract or part thereof.
2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective tenant must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise.



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