



To Let

6B Park Street

Leamington Spa • CV32 4QN

- First Floor, Open-plan Office Accommodation
- Available Immediately on New Lease
- Town Centre Location Close to Local Amenities
- Within easy access to M40 Motorway and Leamington Station
- On Road Pay 7 Display Parking as well as Royal Priors Multi-Story Close by
- Accommodation Available:

Total: 876 Sq Ft (81.41 Sq M)

Rent £14,500 PAX

Location

The property is situated on Park Street, which is accessed via Warwick Street or Regent Street, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch) and other local amenities

Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire. It is popular amongst Gaming companies and other employers who can benefit from the town's links to Warwick University and their Graduates

The town is only 5 miles from Junction 13 & 14 of the M40 Motorway and is situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

Furthermore, the building is only a ten-minute walk from Leamington Station providing access to London Marylebone (1hr 15 mins), Birmingham New Street (45 mins) and Birmingham Airport/NEC (30 Mins)

Description

The property itself comprises:

- First Floor, Open Plan Office Accommodation accessed of Communal Stairwell.
- Incorporating 2 Demountable Stud Wall Partitioned Offices (4.05m x 2.4m & 4.03m x 3.8m)
- Channelled Floor boxes & Carpet tile floor coverings
- Communal Ladies & Gents facilities Pus tea point within Demise.
- Suspended ceiling to part and exposed roof void incorporating lighting.
- Dado Level Perimeter trunking
- Air Conditioning and Electric Heating.





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
First	876	81.41

Services

We understand that mains electric and water are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (general office use). Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £9,200 (as of 1 April 2023)
Rates Payable: £4,590.80

Subject to occupier status, Full Small Business Rates Relief may be Available.

Service Charge

A service charge will be levied to contribute towards the maintenance and Upkeep of the Common and External Areas. This is thought to be in the region of £1,700 Per Annum excl.

Tenure

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a **Quoting Rent of £14,500 P.A.X**

Please note that all figures quoted are exclusive of VAT which is applicable.

EPC

D 89 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS
T 01926 430700 • M 07736 809963
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Floorplan To Follow