

To Let

Victoria Court

8 Dormer Place • Leamington Spa • CV32 5AE

- 3rd Floor Offices set Within Iconic Town Centre Office Building
- Available Immediately on New Lease
- Great Town Centre Location
- Within Close proximity of Leamington Station
- On site Parking
- Accommodation Available:
2,319 sq ft (215.41 sqm) – 8,069 sq ft (749.63 sqm)

Rent £38,500 - £136,000 P.A.X.

Location

The property is situated on Dormer Place, close to the junction of Dale 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.

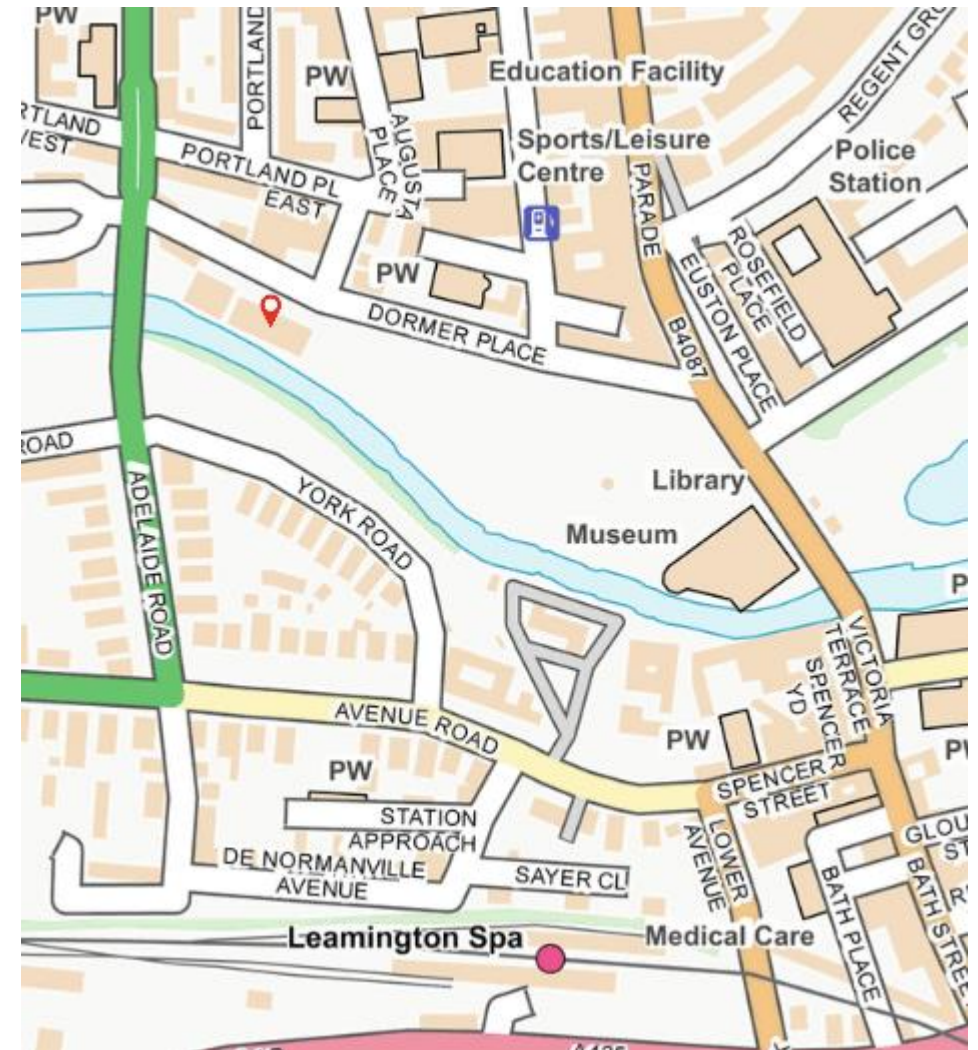
The town is only 5 miles from Junction 13 & 14 of the M40 Motorway and is situated approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

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

Description

The property itself comprises:

- Grade A, Open Plan Office Accommodation
- Suspended Ceiling with Recessed LED Panel Lighting
- Raised Access Flooring with Floor boxes
- Communal Ladies, Gents and DDA Compliant WC facilities
- Passenger Lift
- On Site Parking. Plus St Peter's Multi Story Pay and Display Parking Close By.





Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Part Third	5,750	534.19
Remainder Third	2,319	215.44
Total	8,069	749.63

Services

We understand that mains services 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

Estimated Rateable Value: £11.91 psf
Estimated Rates Payable: £5.95 psf

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance. This is thought to be in the region of £5psf excl.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

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 £16.50 psf excl.**

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

EPC

C63 - 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

E Jonathan.blood@wareingandcompany.co.uk



Wareing & Company

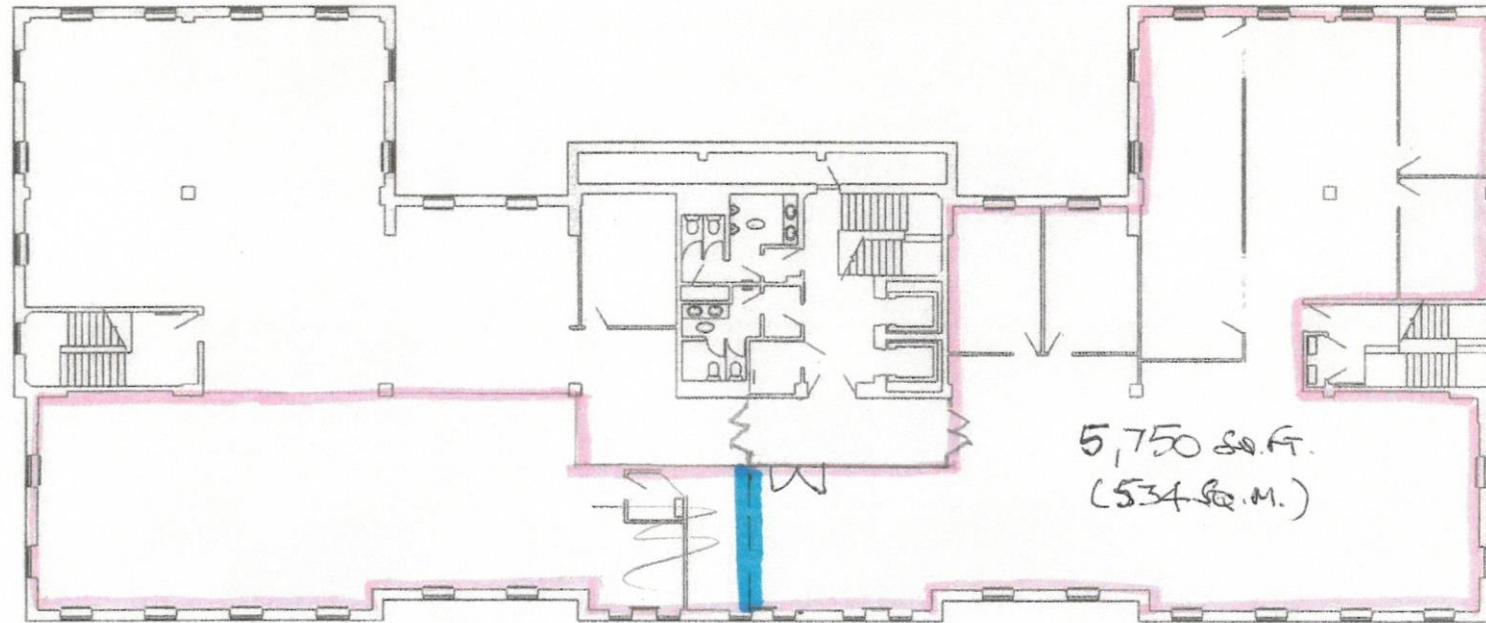
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk





Floorplan Third Floor



Victoria Court - Third Floor
Scale 1:50