



ehB
Reeves
commercial property experts

To Let on New Lease

Excellent Open Plan Office Suite

2,966 sq.ft (276 sq.m)

Ground Floor 5 Jephson Court, Tancred Close, Leamington Spa, CV31 3RZ

Accommodation

The space available comprises a ground floor suite within a modern detached office building. The property's specification includes air conditioning, well fitted WC and kitchenette facilities, partitioned management offices and meeting rooms, powder coated aluminium double glazed windows, security and fire alarm system, Cat II lighting with some LED units, and door entry system.

Built approximately 20 years ago, the first floor is of an interesting design, with high ceilings and an exposed steel frame structure. The concept is light and airy with large double glazed windows.

Jephson Court is a secure business environment with CCTV and electronic gated access. The site is available for access 24/7.

The accommodation comprises the following:-

Large ground floor communal entrance foyer and atrium with access to the demise which comprises two areas with a central core of w.c facilities, shower and kitchen.

Doors off the entrance foyer and lead to the available office suite which is principally open plan with a single meeting room and kitchenette. Each of the two areas amount to 1,483 sq.ft (137.83 sq.m).

Location

Jephson Court is located in the heart of Leamington Spa's main business district, within walking distance of the town's railway station, principle shopping park and a number of amenities including a high quality new gym on the adjacent site.

The site is a short drive from junctions 14 and 15 of the M40 motorway, and is well placed for access to London and Birmingham, the NEC, Birmingham International Airport, and notable employers such as JLR and Aston Martin at Gaydon.



Tenure

The office suite is offered subject to a new flexible lease for a term to be negotiated. The lease will be drawn on internal repairing terms.

Services

All mains services are connected to the building. Fibre is available to the building.

EPC C 73

Planning

E (formerly B1(a)) Offices. Suitable for alternative uses, health related, design, research and development.

Rent

£47 500 per annum, exclusive, plus VAT, payable quarterly in advance.

Rates

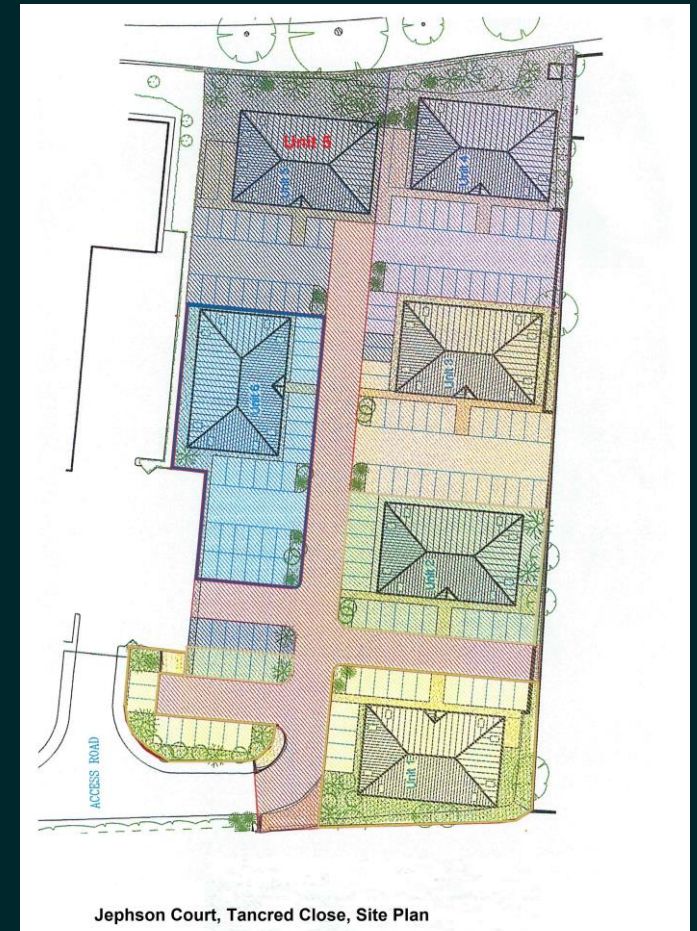
The rateable value for the ground floor is £40,500.

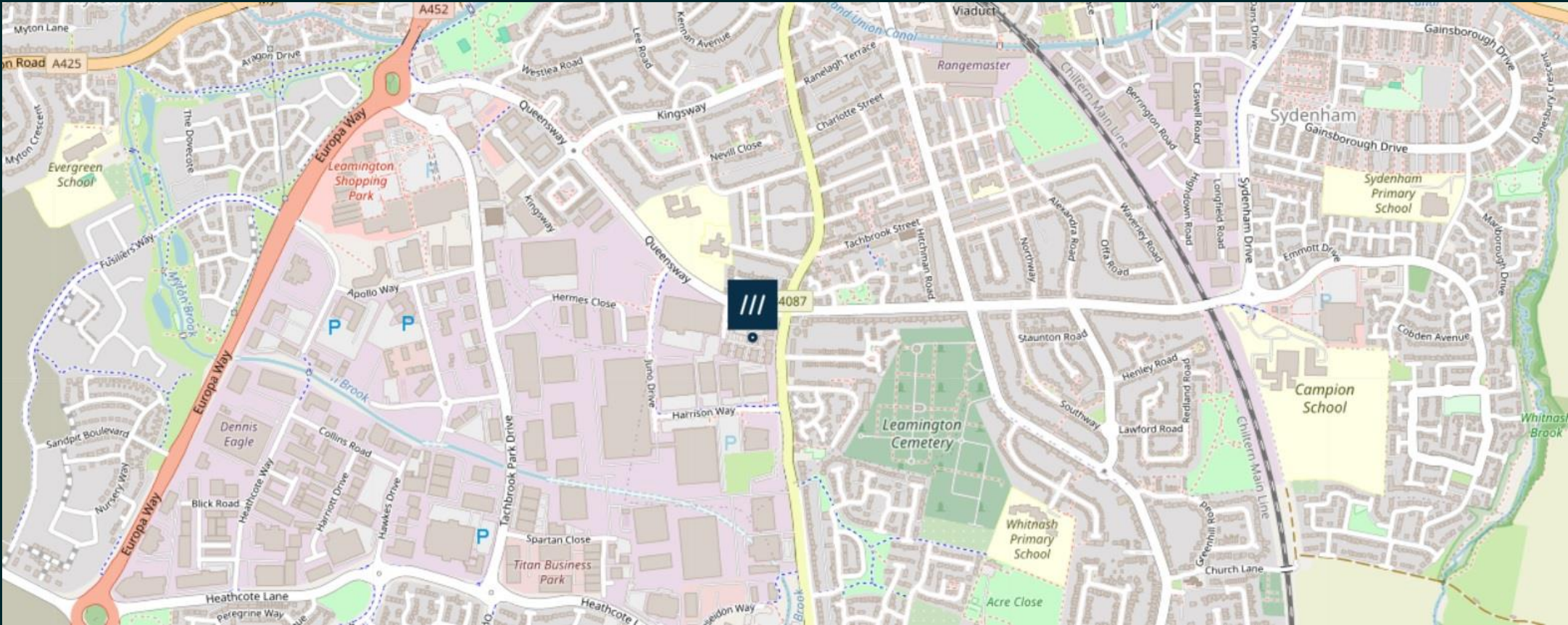
Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge

There will be a building service charge provision to cover a fair proportion of costs associated with utilities, insurance, building maintenance and management, cleaning of common areas, maintenance, refuse, alarm maintenance and repair of the exterior, and estate maintenance.





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