



ehB
Reeves
commercial property experts

TO LET

Town Centre First Floor Offices

870 - 2,007 sq.ft (80.82 sq.m to 186 sq.m)

1 Augusta Place, Leamington Spa, Warwickshire, CV32 5EL

Accommodation

The available accommodation is located on the first floor and is accessed via a ground floor entrance located on Augusta Place. The office suite comprises two open plan office areas which have incorporated a mixture of stud/glazed partitioned offices/meeting rooms. The office areas specification includes fitted carpets, florescent strip lighting, dado perimeter trunking and central heating. Each wing of the offices are on separate electricity and gas suppliers which are independently metered.

Toilets, a kitchenette and a shower are located in the centre of the office.

The office also benefits from a pedestrian lift.

West suite: 1,137 sq.ft (105.63 sq.m)

East suite: 870 sq.ft (80.82 sq.m)

Total: 2,007 sq.ft (186.45 sq.m)

Each suite is available seperately or as a whole.

Available April 2024

Location

The property is located in Leamington Spa town centre, just off Regent Street and within a short walk of Leamington's prime retail location. Positioned very close to the cinema, other neighbouring properties include restaurants and bars, retail units, a primary school, a dental surgery and residential property.

There is on road parking on both Augusta Place and Regent Street. Further parking is available at both the Bedford Street surface car park and St Peters multi-storey car park which are both within a five minute walk.



Tenure

A new lease to be offered for a minimum term of 3 years, and subject to effective full repairing and insuring terms by way of a service charge.

Services

Mains electricity, gas, water and drainage are connected to the property.

EPC E (103)

Planning

Class E

Rent

£15,750 - 36,000 Per Annum (exclusive)

Rates

The rateable value for the current year is £20,500

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Service Charge

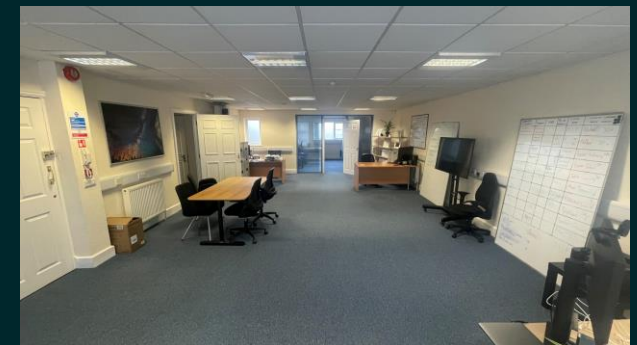
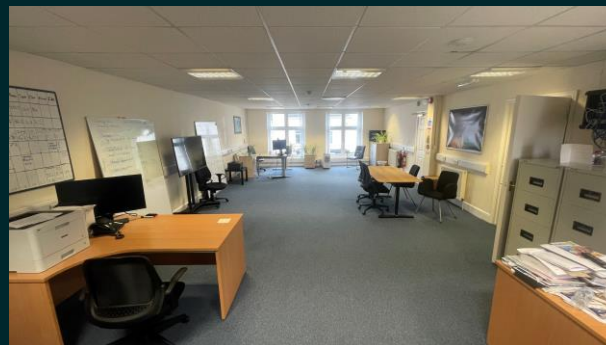
A service charge is levied to covers costs associated with external repairs/maintenance and insurance.

VAT

We are advised that VAT is applicable on the rent and service charge.

Viewing

Strictly by prior appointment with the sole letting agent ehB Reeves – 01926 888181





Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

Sam Hain 01926 888181

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