

RECENTLY REDECORATED TO MODERN STANDARD

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To Let **£875pcm (excl.)**

Town Centre Office Suite

720 sq.ft (67 sq.m)

Second Floor, 27 Waterloo Place, Waterloo Place, Leamington Spa, CV32 5LA

Accommodation

The available accommodation is located on the second floor and is accessed via a shared ground floor entrance hall and stairwell. There are communal kitchen and toilet facilities located off the communal staircase. Access from the ground floor corridor leads out to the rear car park.

The suite comprises an open plan office with a separate meeting room and store. The office enjoys fantastic ceiling height and original timber sash windows. Benefitting from new LED lights, modern electric radiators and a new tea station.

Two allocated car parking spaces are available in the rear car park (accessed off Russell Street) and a further three parking spaces are located at the front of the property on Waterloo Place which are not allocated and available on a first come first served basis.

Open plan office: 605 sq.ft (56.20 sq.m)

Meeting room/office: 98 sq.ft (9.11 sq.m)

Store: 16.79 sq.ft (1.56 sq.m)

TOTAL NIA: 720 sq.ft (66.89 sq.m)

Location

The offices are located on Waterloo Place in a prominently positioned Regency property within a substantial terrace of similar office buildings fronting Warwick Street, in the heart of Leamington Spa town centre. This is a convenient location close to both the main retail centre of Leamington and also various offices nearby. Waterloo Place is located off Warwick Street and is close to the Covent Garden multi-storey and surface car park.

SAT NAV: CV32 5LA



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For viewing arrangements, contact:

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Tenure

By way of a new lease for a term to be agreed.

Services

Mains water, gas, electricity and drainage are connected to the property. The accommodation is heated principally by electric night storage heaters. The offices benefit from an entry phone system.

EPC C 67

Planning

Class E (formerly B1 (a) Offices)

Rent

£10,500 per annum (exclusive) payable quarterly in advance.

Rates

The rateable value for the current year is £6,600. The office

qualifies for 100% rates relief (subject to status of rates payer)..

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

A service charge is levied to cover the day to day running costs of the building. The current annual premium is £3,800.

The service charge covers the following items:

Communal electricity, water, communal cleaning, communal maintenance and repairs, external maintenance and repairs, window cleaning, refuse collection, alarm testing/maintenance, and management fees.

