



IMPERIAL COURT

HOLLY WALK | LEAMINGTON SPA | CV32 4YB

Town centre offices
with parking for **72 cars.**

TO LET
3,606 sq ft
to 20,419 sq ft
(335 sq m to 1,897 sq m)

- 4 storey refurbished office building
- Exceptional parking provision for town centre (Ratio 1 per 284 sq ft)
- Available immediately on new lease
- Great town centre location in heart of central business district close to amenities

The property is situated off **Holly Walk** which is a picturesque, **treelined road**.



Location

The property is situated off Holly Walk which is a picturesque, treelined road and is widely regarded as the Central Business District of Leamington Spa accommodating most major office occupiers in the Town.

Imperial Court can be accessed either via Holly Walk or Cross Street.

The building is situated right in the heart of the town centre and as such benefits from being close to all the local amenities Leamington has to offer i.e. Coffee Shops, Restaurants, Shops, Bars.

The Parade, Royal Priors Shopping Centre and Regent Court Restaurant Quarter are all within a 10 minute walk.

The town itself has become a major national hub for gaming companies and other tech companies such as Sumo Games, Ubisoft, Meta earning it the title 'Silicon Spa'.

TRAVEL TIMES

By Train	
London Marylebone	1hr 15min
Birmingham Grand Central	40 mins
NEC/Birmingham Airport	c.30mins
By Car	
M40 Junction 13 & 14	12 mins



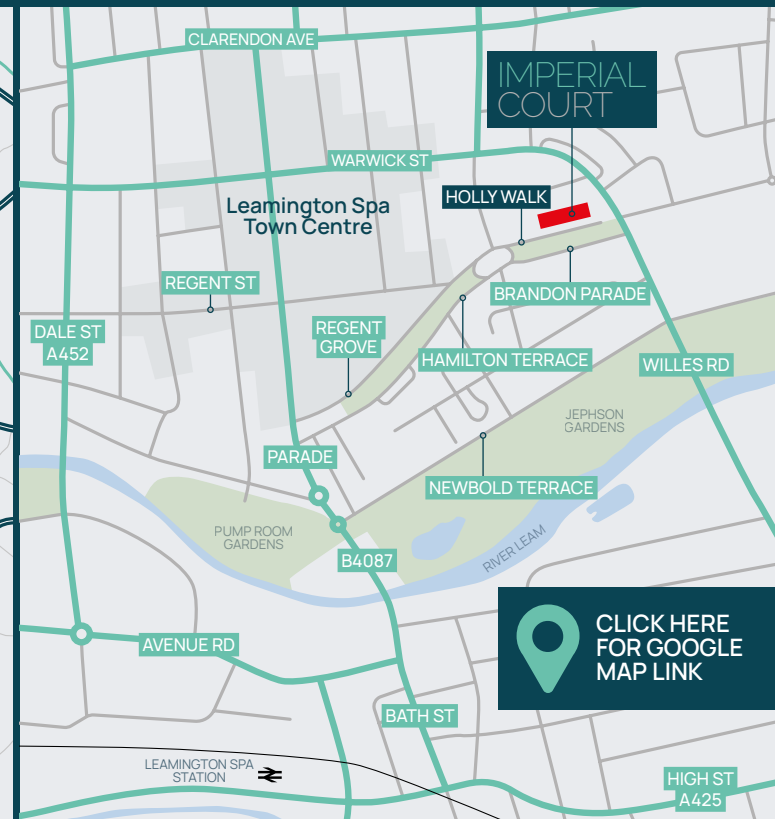
JEPHSON GARDENS



REGENT COURT



THE PARADE



Description

THE PROPERTY COMPRISES:





- The property comprises a recently refurbished, modern, 4-storey office building situated in a great Town Centre Location and has the benefit of an excellent on-site parking provision.
- Internally, the property provides large open floor plate office accommodation which has been refurbished to a high standard and has the benefit of excellent natural daylight throughout.

INTERNAL SPECIFICATION COMPRISES;

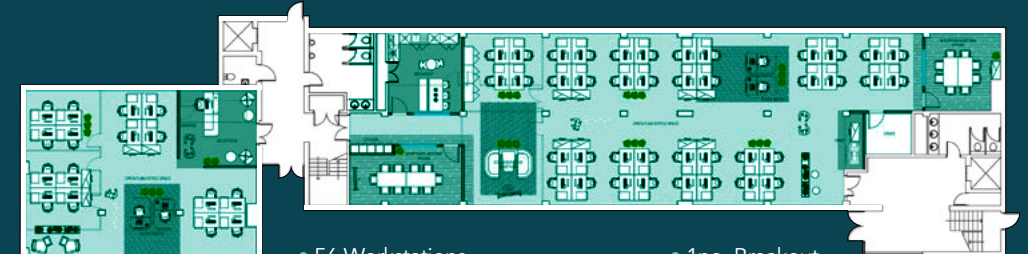
-  LVT & carpet tile floor coverings
-  Neutral decoration
-  UPVC double glazed windows
-  Gas fired central heating system
-  Air conditioning cooling system
-  Suspended ceiling incorporating lighting
-  Tea point
-  LED lighting



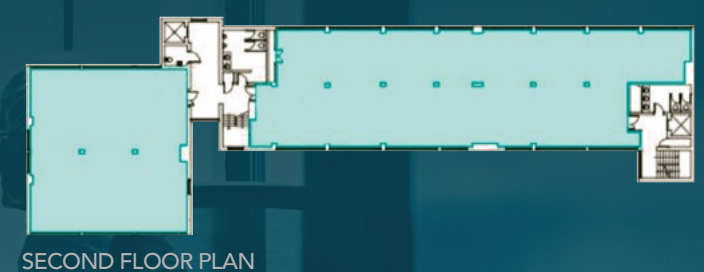
COMMUNAL AREA COMPRISES;

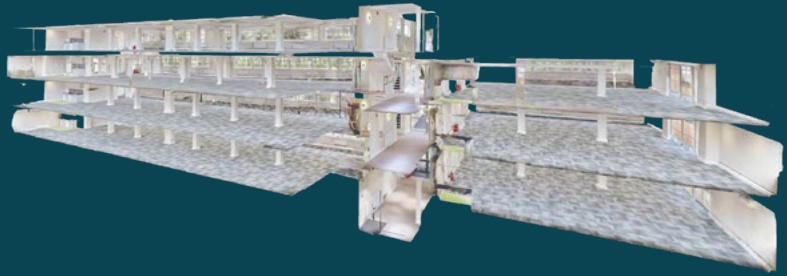
-  Passenger lifts & landings
-  Male & female WC's on each floor
-  DDA compliant WC
-  Shower facility
-  Bike store
-  Electric car charging points

PROPOSED GROUND FLOOR LAYOUT



- 56 Workstations
- 1no. 6 person meeting room
- 1no. 8 person meeting room
- 1no. 10 person meeting room
- 1no. Breakout
- 2no. Collaborative meeting
- 1no. Reception area
- 4no. Focus pods
- 1no. Print hub/MFD area

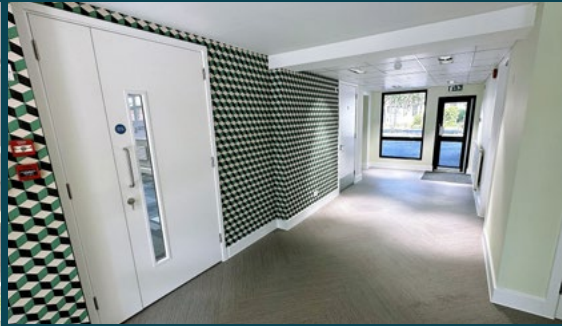




[Click here to view the image gallery.](#)



[Click here to view the Matterport tour.](#)





Viewing Arrangements

Strictly by prior arrangement with the sole agent:

Jonathan M Blood MRICS

T 01926 430700

M 07736 809963

E jonathan.blood@wareingandcompany.co.uk

Bill Wareing FRICS

T 01926 430700

M 07715 001018

E bill.wareing@wareingandcompany.co.uk

Services

We understand that all 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. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

C 61

A copy can be made available upon request.

Tenure

The property is available by way of a new Full Repairing & Insuring Lease for a term to be agreed. The property can either be leased as a whole or on a floor by floor basis.

Should the property be leased on a floor by floor basis, the landlord will implement a service charge to cover the cost of the maintenance and upkeep of the property.

Business Rates

RATEABLE VALUE: £233,000

RATES PAYABLE: £119,296

Rent

Quoting Rent is available upon Request.

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

Legal Costs

Each Party will meet their own legal and professional costs.



Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property, June 2023.

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