



To Let

The Coach House

7 Clarendon Place • Leamington Spa • CV32 5QL

- 2 Storey, principally open plan modern offices in town centre location
- Available on a new inclusive lease term
- Great Town Centre Location close to amenities
- Newly refurbished.
- Furnished to provide between 10-24 Workstations plus meeting rooms and private office
- Accommodation Available:-
813 – 1,708 Sq ft (75.49 - 158.64 Sq. m)

Rent – Available upon Application

Location

Clarendon Place is an established business location just off Warwick Street in the centre of Leamington Spa. The town's extensive retail and leisure facilities are within easy walking distance as well as good school links with the A46 by-pass to the North and Leamington Spa Railway Station and the M40 motorway to the South.

Description

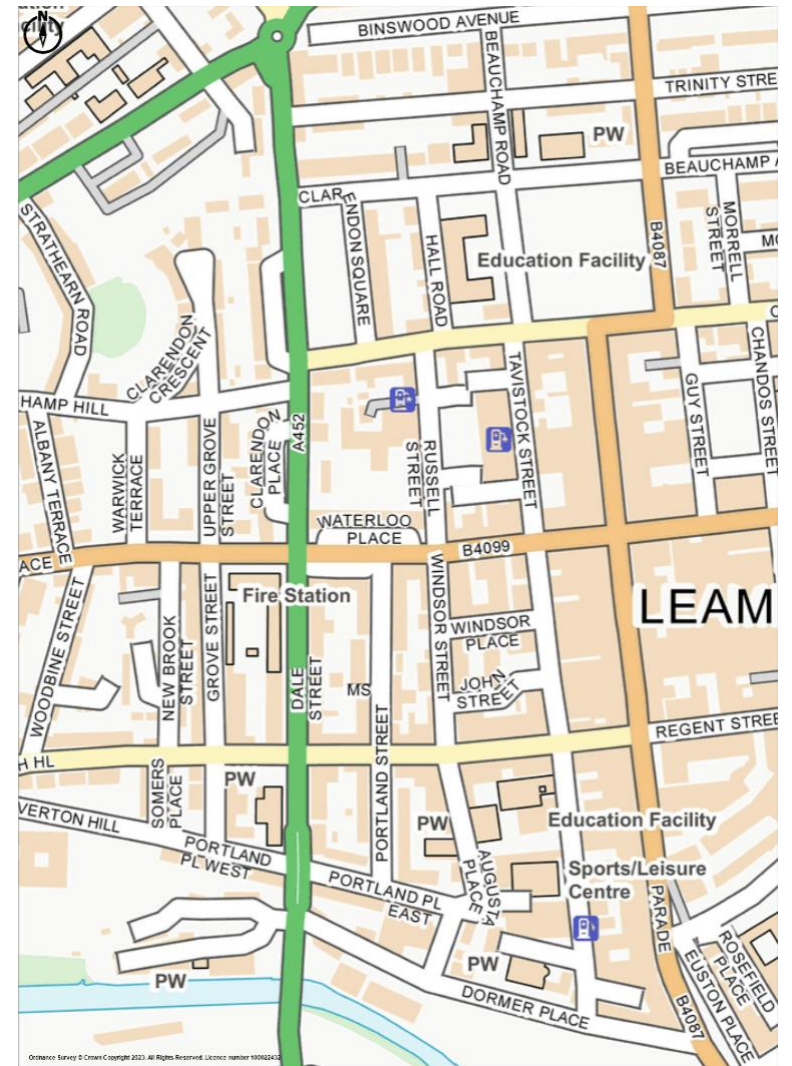
The premises comprise a modern 2 storey coach house to the rear of number 7 Clarendon Place, a serviced office building the facilities of which (eg meeting rooms) the occupiers of the Coach House have the ability to use.

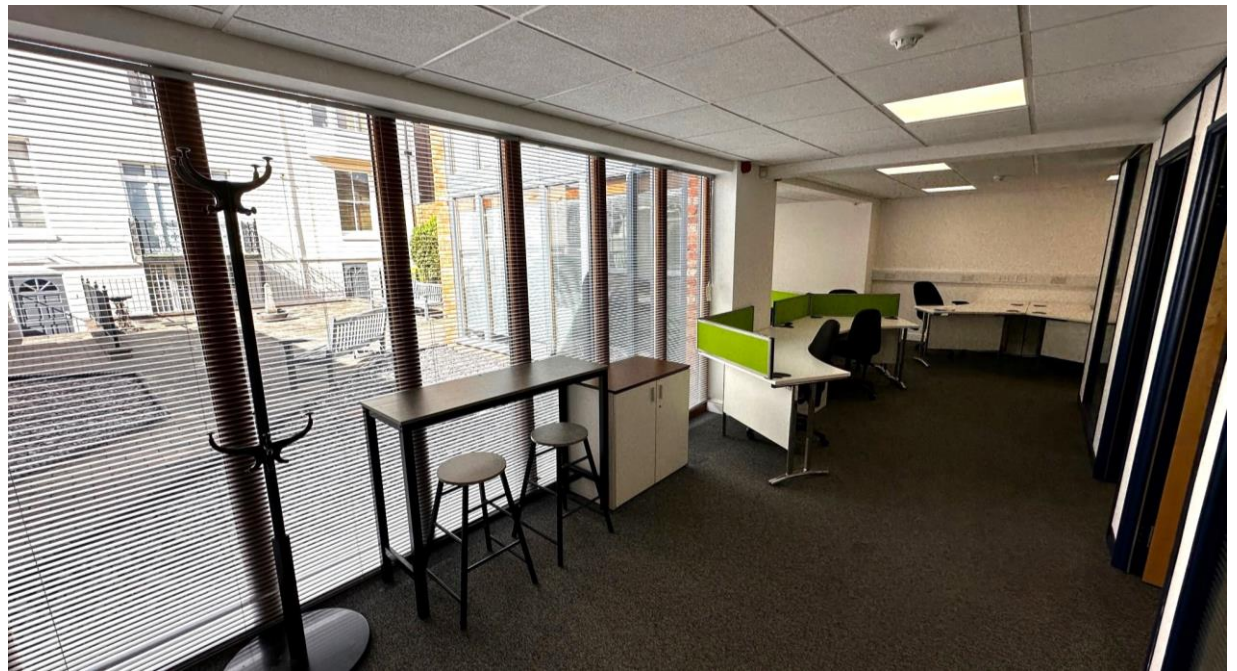
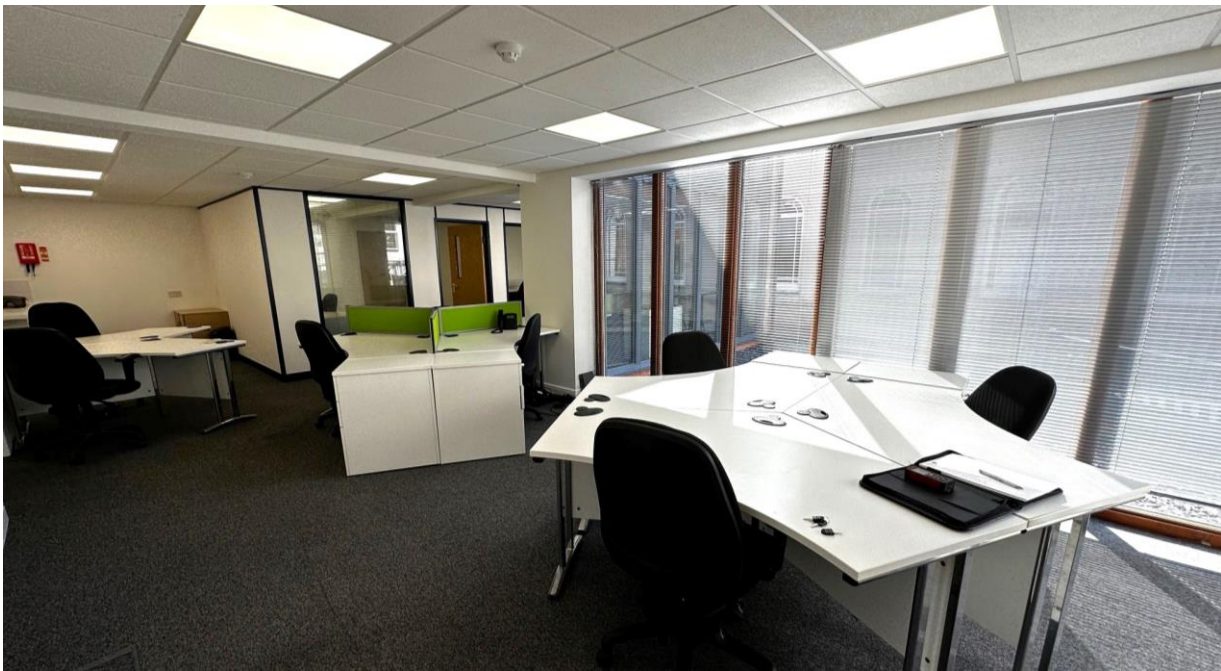
The Coach House provides high quality accommodation with the ground floor suite currently available and the first available subject to negotiation.

The largely open plan offices include; air-conditioning heating & cooling, full height glazing to 2 elevations, roof lights (to upper floor), a floor duct around the perimeter incorporating floor boxes providing flexible voice and data connections as well as dado level perimeter trunking, suspended ceiling incorporating LED Lighting, and the suites come furnished. Furthermore, the first floor has exclusive usage of Ladies & Gents WC's with the ground floor having access to communal Ladies/gents WC's, a DDA compliant WC and shower room.

Accommodation

Floor	Size Sq Ft	Size Sq M	Comments
Ground	813	75.49	Comprising 10 x workstations, 1 x 8-seater meeting room, 1 x Private Office & kitchenette
First	895	83.15	Comprising 14 x Workstations, 1 x 8-seater meeting room, 1 x storeroom & kitchenette plus Ladies/Gents WC's
Total	1,708	158.64	Property to come with 1 allocated parking space





Tenure

The property is available either as a whole or on a floor by floor basis on an inclusive new lease basis. Items that are included:

- 24/7 access
- CCTV
- Rent, Business rates, electric , water , gas
- Fully furnished
- Meeting room access
- Visitor parking
- Tea ,coffee, milk
- Cleaners included.
- Wi-Fi
- Fibre internet 200/1gig
- Comms room
- Alarmed suite
- Signage on pillar and reception.
- Post box
- On site manager.
- Phone systems but each phone is £15 + vat per month.

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.

Rent

Inclusive rental of £350 per workstation per month, exclusive of VAT which we are advised is applicable.

EPC

E111 - 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

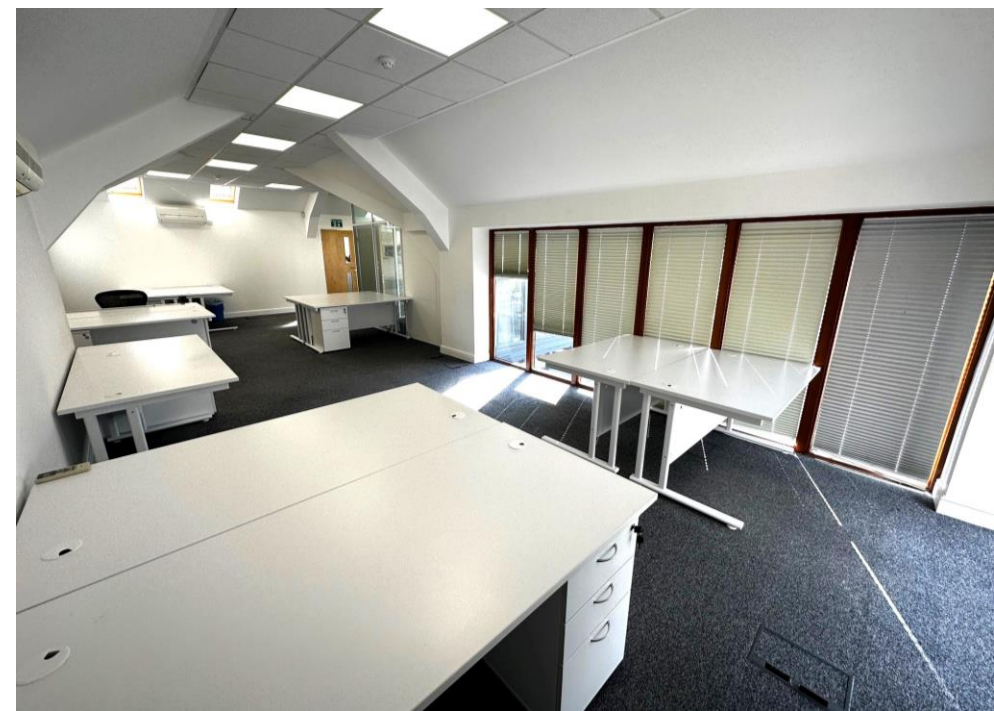


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Floorplan

