

To Let

## Walton House

11-13 Parade • Leamington Spa • CV32 4DG

- Modern, Open Plan, 2<sup>nd</sup> Floor, Office Accommodation
- Available Q2 2024 on New Lease
- Sought After Town Centre Location close to Shops, Restaurants, Bars etc.
- Short Walk to Leamington Station
- On site parking for 6 cars
- Accommodation Available:  
Total: 3,850 Sq Ft (357.67 Sq M)

Rent £71,225 Per Annum excl.



## Location

The subject property is situated on the Parade, which comprises an attractive parade of period properties. These are thought to have been constructed in the early 1800's and now are occupied for commercial use.

The Parade itself is deemed as the Town's primary retail location proving popular with both national and independent retailers and f&b operators.

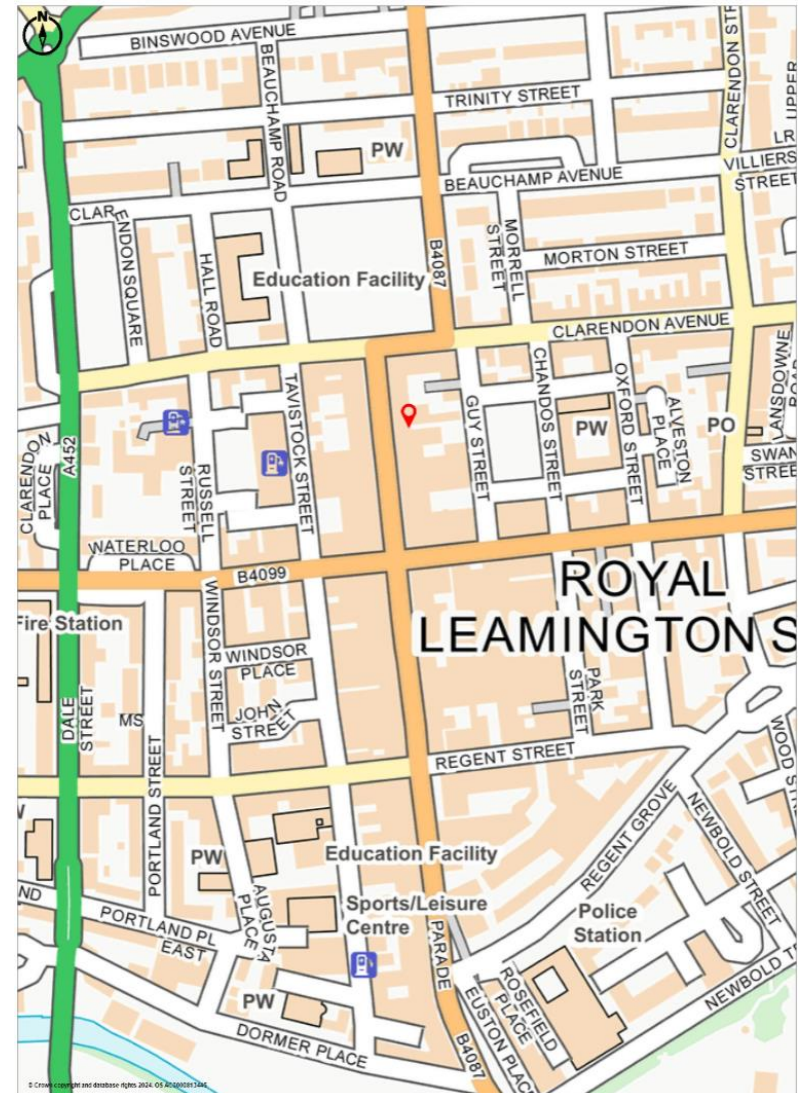
The majority of the upper floor accommodation in the surrounding area is either office space or has been converted back to residential.

The property is easily accessible by vehicle with access to the car park from Guy Street and is a 10- minute walk from Leamington Station which provides access to London Marylebone (1hr 15 mins), Birmingham Grand Central (40 mins) and Birmingham NEC/Airport (30 mins).

## Description

The property itself has been refurbished to a high specification and comprises:

- Largely open plan, second floor office accommodation
- Carpet Tile floor coverings.
- Perimeter Trunking & Floor boxes
- LED panel Lighting
- Air Conditioning cooling and heating
- Reception & Board room
- Kitchen, Ladies & Gents WC's
- Lift access off landing hallway
- On site parking for 6 cars





## Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
2 <sup>nd</sup> Lower Floor	1,227	113.99
2 <sup>nd</sup> Upper Floor	2,623	243.68
<b>Total</b>	<b>3,850</b>	<b>357.67</b>

## Services

We understand that mains electricity & water 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 (g) (i) general office use purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## Business Rates

Estimated Rateable Value: £42,250  
Estimated Rates Payable: £21,082.75

## Service Charge

A service charge will be levied to contribute towards the external and communal maintenance & Upkeep of the building. This currently runs at c. £6psf. Excl.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

## Tenure

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a **Quoting Rent of £71,225 P.A.X.**

VAT is applicable.

## EPC

B45 (a copy of the certificate can be made available on 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](mailto:Jonathan.blood@wareingandcompany.co.uk)



## Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY  
[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)



