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Reeves
commercial property experts

To Let

High Quality Offices (Recently Refurbished)

5,932 sq.ft (551 sq.m)

2 Jephson Court, Tancred Close, Leamington Spa, Warwickshire, CV31 3RZ

Accommodation

Unit 2 Jephson Court is a modern two-storey office building, recently subject to a major refurbishment programme, now providing high quality air conditioned offices at both ground and first floors. The building specification includes a new photovoltaic roof system to provide free electricity, coupled with 4 car charging points, floor cable ducts, perimeter trunking, suspended ceilings with new LED lighting, double glazed powder coated aluminium windows, and new fitted carpets throughout.

The building has and has been subject to a number of significant alterations over the years including the installation of high quality meeting rooms and boardroom, server room, and shower room.

The front door leads to a communal entrance hallway with a wide and light staircase providing access to the upper floors. The building is split into four quadrants, each accessed off the central stairwell and supported by WC and kitchen facilities at each floor.

A kitchen is installed at ground floor, with the shower room and kitchenette facilities also at first floor. The second floor houses the plant room which incorporates the gas fired central heating boilers and hot water cylinder. An external door leads to a roof deck which houses the air conditioning condenser units.

No. 2 Jephson Court is fitted with electric security shutters to the ground floor windows and main entrance.

Each of the four quadrants provides approximately 1,483 sq.ft.,(137.82 sq.m.) of offices (net internal), so a total floor area of 5,932 sq.ft (551.3 sq.m).

Jephson Court is secured by an electric security gate at the main entrance which is closed evenings and weekends but can be opened as required, out of hours. The site is also fitted with CCTV.

The office comes with parking for 26 vehicles.



Location

Jephson Court is located in the heart of Leamington Spa's main business district within walking distance of the town railway station with its mainline links to Birmingham, London Marylebone, principal shopping park and a number of amenities including a high quality gym on the adjacent site.

Jephson Court is a short drive from junctions 14 and 15 of the M40 motorway and is well placed for access to London, Birmingham, the NEC, Birmingham International Airport and notable employers such as JLR and Aston Martin at Gaydon, along with major computer game development companies such as Playground Games, Unit 2 Games, Kwalee, and many more.



Tenure

The building is offered subject to a new full repairing and insuring lease for a term to be agreed.

Services

All mains services are connected to the building. Heating to the property is via a gas fired under floor central heating system along with a full air conditioning system. The property is also fitted with a comprehensive fire alarm system and intruder alarm system. The building is network cabled throughout.

A new PV system has been fitted and 4 car charger points.

EPC

The current EPC is C 70

Planning



Class E (Offices)

Rent

£96,000 per annum, exclusive, payable quarterly in advance plus VAT which is applicable.

Rates

The rateable value for the current year is £73,000.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Service Charge

A service charge is levied to cover the repair and maintenance of the spine road, communal landscaped areas, and the security barrier and CCTV. The annual service charge is currently £1,962.50.





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For viewing arrangements, contact:

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