



ehB
Reeves
commercial property experts

To Let First Floor Offices
To Let by Assignment or Sublease
1,767 - 4,145 sq.ft (164 - 385 sq.m)

Marlborough House, 48 Holly Walk, Leamington Spa, Warwickshire, CV32 4HY

Accommodation

Marlborough House provides high spec office accommodation at the first floor, accessed by either stairs or lift via a recently refurbished communal entrance. The office space is principally open plan and benefits from perimeter trunking, suspended ceiling with recessed LED panel lighting, and air conditioning throughout.

Within the office there are meeting/board rooms as well as a functional breakout area and kitchen space. The office is heated by way of gas fired central heating.

Four on site parking spaces are available -however, on road, multi-storey and surface public parking is available nearby.

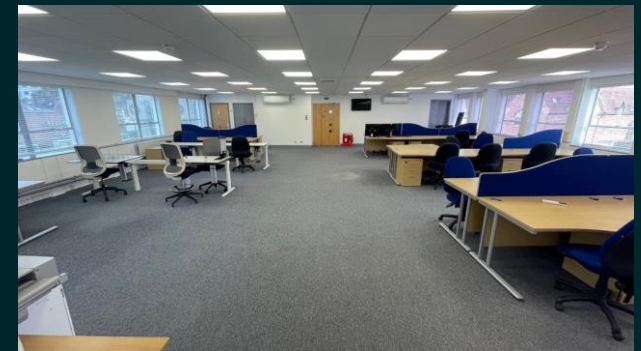
DDA Compliant WC facilities are in place.

The office measures:

Front Suite: 2,207 sq ft (205.03 sq.m)

Rear Suite: 1,767 sq ft (164.15 sq.m)

Central Core Office: 171 sq ft (15.88 sq.m)



Location

Holly Walk is situated approximately 200 metres to the east of Parade, the principal retail area in the town. With a mixture of finely converted period properties and purpose built office buildings, Holly Walk is one of the prime business locations within Leamington's historic town centre and has attracted a host of professional companies including solicitors, accountants and surveyors, dentists and designers. The town is now recognised as one of the leading locations in the country for computer game design and development.

Marlborough House is very well located, being a short walk from many of the town centre amenities Leamington Spa has to offer, and Leamington Spa train station is within a fifteen minute walk from the office.

Free all day and time limited 'pay and display' on street car parking can be found in the near vicinity along with a multi storey car park a short distance away in Park Street and a surface pay and display facility adjacent to the Spa Centre in Newbold Place.

Tenure

By way of a sublease for a term to expire prior to December 2027, or by way of assignment of the existing lease.

Services

It is assumed mains electricity, gas, water and drainage are connected to the property - however, tenants should rely on their own enquiries.

EPC D 76

Planning

Class E (formerly B1(a) Offices)

Rent

Sub lease

Rear Suite: £24,750 per annum

Front Suite: £35,300 per annum

First Floor as a whole: £58,000 per annum

Rates

The rateable value for the current year is £12.86 per sq ft.

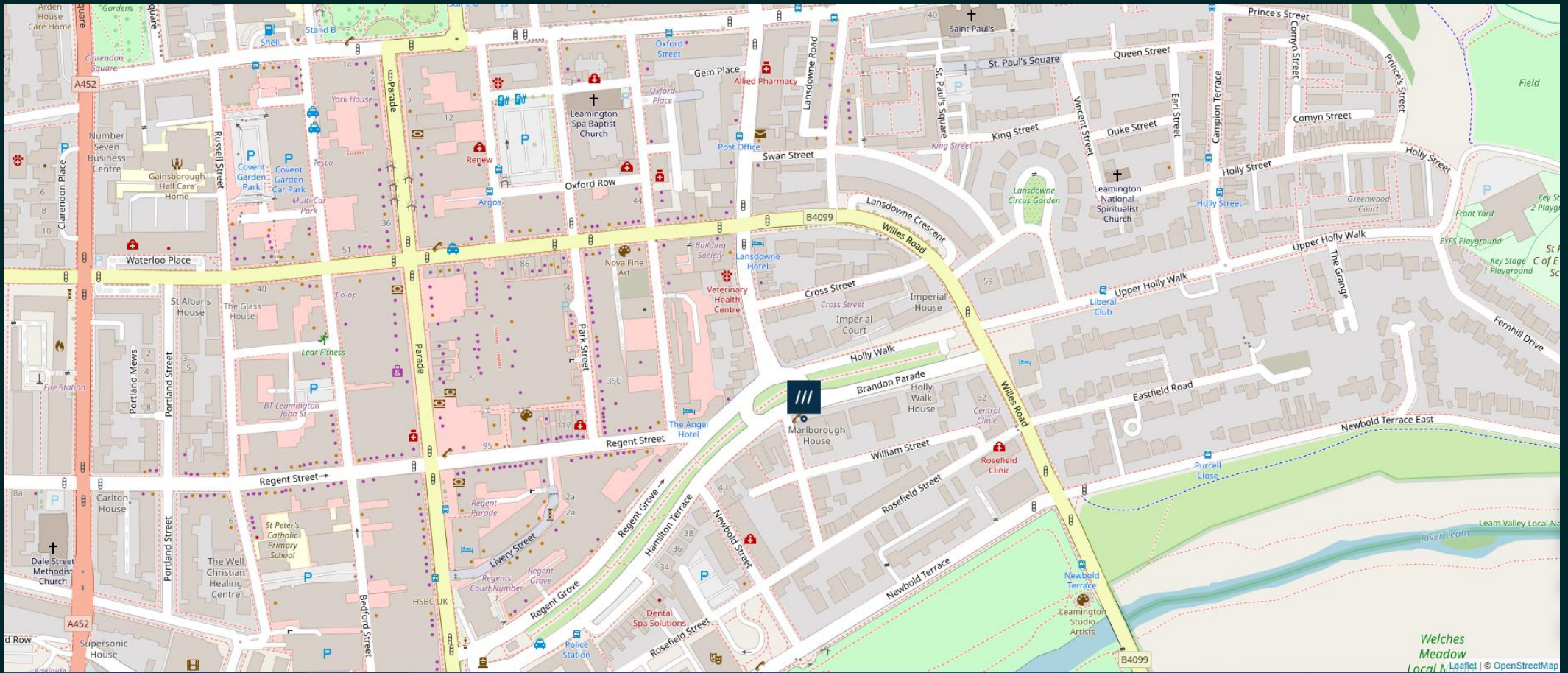
Legal Costs

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

Service Charge

A service charge is levied towards the communal costs associated with Marlborough House. This is in the region of £5 per sq.ft.





Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

For viewing arrangements, contact:

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