



Wareing & Company
Commercial Property Experts

FOR SALE

HQ Office Premises
May be suitable for
alternative uses,
STPP



Seton House, Gallows Hill, Warwick, CV34 6DA

20,000 sq ft (1,858sqm)
For Sale **£1,500,000** ex. VAT



Property Highlights

- » Modern, detached, 2 storey freehold business park office
 - » Parking Provision of 90 Spaces
 - » Suitable for a wide range of Class E Occupiers
 - » Prime Midlands Location
 - » Executive Offices and Meeting Rooms
 - » 6 EV Charging Points
 - » 8 Person Passenger Lift
 - » Open Plan and Cellular Office Accommodation
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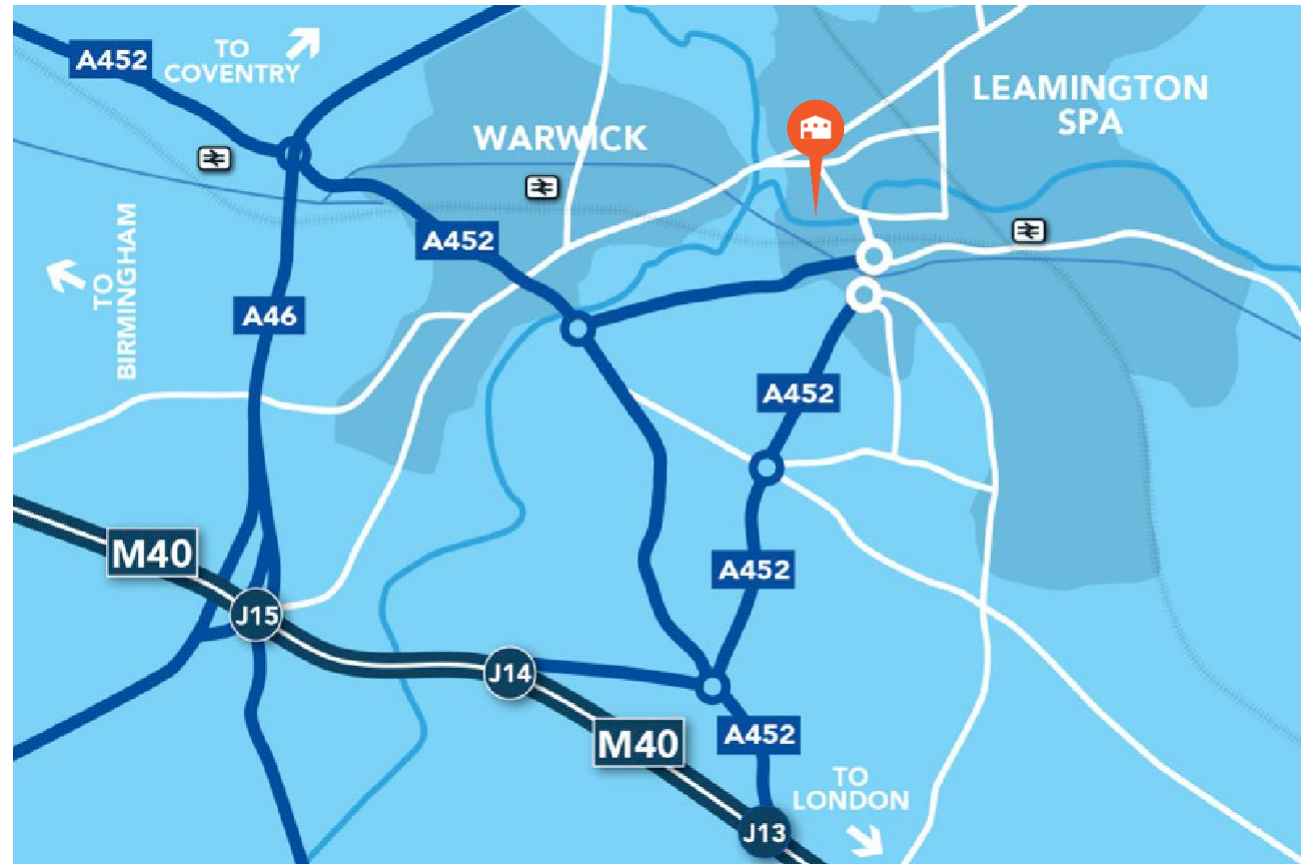
Location

Seton House is located on the very popular and successful Warwick Technology Park where other occupiers include: National Grid, Wolseley, Warwickshire Police, University of Warwick Science Park.

The town centres of Leamington Spa and Warwick are within easy reach as is the M40 motorway just to the south providing access to Banbury and Oxford and thereby the Midland's motorway network.

Leamington Spa Railway Station is approximately 1.5 miles away with direct Chiltern line trains to Marylebone (1 hour 15 minutes) and Birmingham Snow Hill (30 minutes).

Birmingham Airport is also conveniently located, just a 40-minute drive from the town.





Description

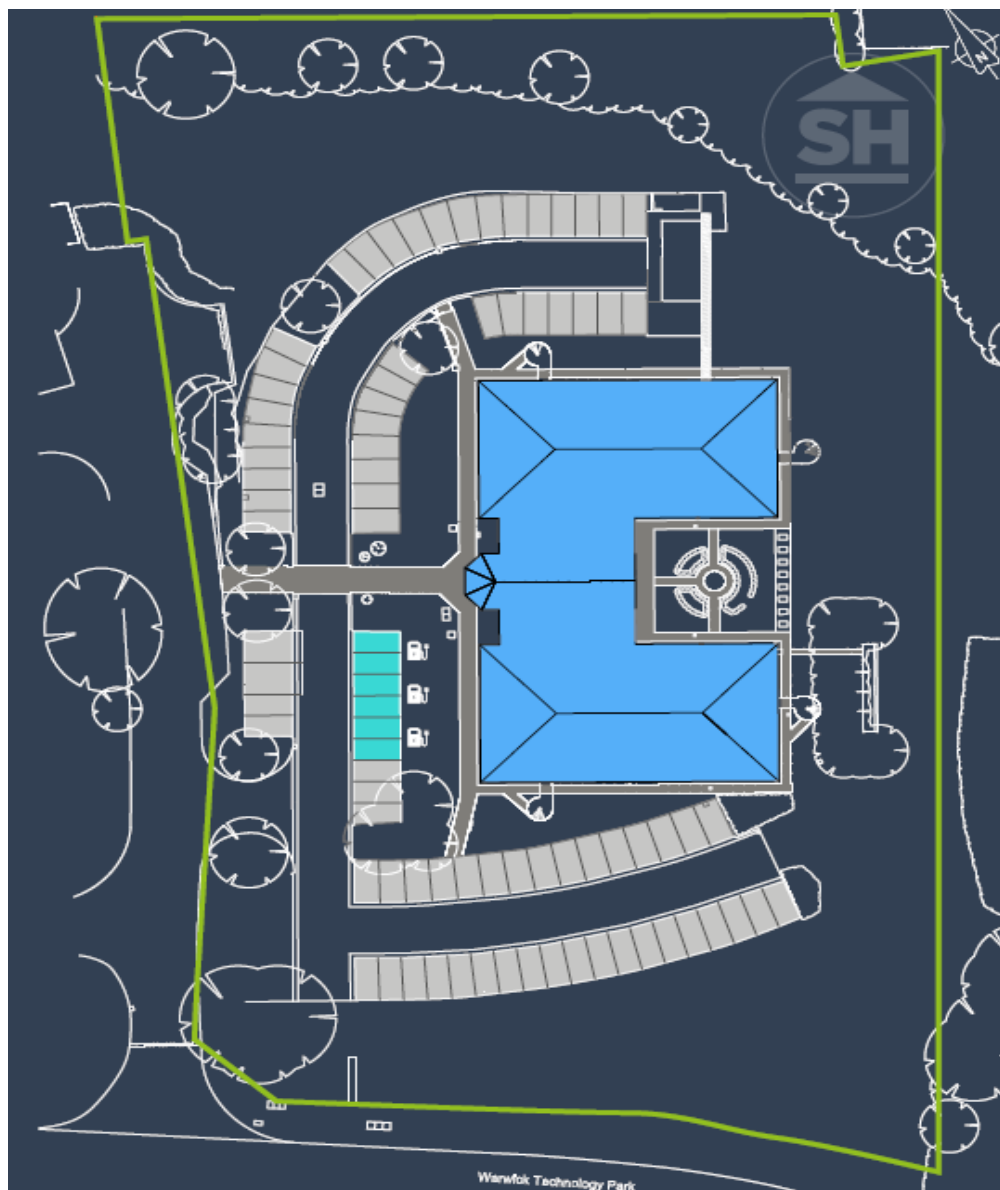
Seton House comprises a two storey headquarters style office building made up of four office suites, two on the ground and two on the first floor, either side of a central core with full height atrium.

The Building was constructed in approximately 1990, and is of a steel frame construction with brick external walls, tiled roof and powder coated aluminium windows at ground and first floor level.

The accommodation benefits from natural light to three sides and offers the following: Full access raised floors with carpet tile covering, suspended ceilings, network cabling, comfort cooling and gas fired central heating.

Accommodation

Space	sq ft	sq m
Ground Floor	10,000	1,858
First Floor	10,000	1,858





Services

We understand that all mains services are connected to the property 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 Eg(i) Office purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

There has also previously been planning consent granted ref W/16/1218 for a further 32 car parking spaces, albeit the planning consent was not implemented.

Business Rates

Amalgamated Rateable Value: £304,000

Amalgamated Rates Payable: £155,648

N.B. The rating assessments for this building are currently split into 2 demises; ground right wing plus First floor and ground left wing.

A copy of these assessments can be made available upon request.

EPC

B39 - A copy can be made available upon request

Tenure

The property is available on a freehold basis. Offers are invited over £1,500,000

The property is elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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